

BALLENISLES East Golf Course

BEING A REPLAT OF A PORTION OF BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AS RECORDED IN PLAT BOOK 27, PAGES 182-183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 5
MARCH, 1999

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN 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 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE PLAT OF PHASE 6 ROADWAY AT BALLENISLES AS RECORDED IN PLAT BOOK 76, PAGES 71 - 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AT THE SOUTHERLY MOST CORNER OF THE PLAT OF BALLENISLES POD 10, AS RECORDED IN PLAT BOOK 83, PAGES 74 THROUGH 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THENCE N 83°03'40" W, A DISTANCE OF 530.65 FEET 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";

THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 329.38 FEET;

THENCE N 46°21'26" W, A DISTANCE OF 293.80 FEET TO A POINT AT THE MOST NORTHERLY SOUTHEAST CORNER OF THE PLAT OF BALLENISLES COUNTRY CLUB, AS RECORDED IN PLAT BOOK 72, PAGES 158 - 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PLAT OF BALLENISLES COUNTRY CLUB, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. N 02°10'30" E, A DISTANCE OF 332.75 FEET, TO A POINT;
2. N 04°04'13" W, A DISTANCE OF 310.70 FEET, TO A POINT;
3. N 02°11'56" W, A DISTANCE OF 313.94 FEET, TO A POINT;
4. N 39°04'57" W, A DISTANCE OF 129.50 FEET, TO A POINT;
5. N 88°03'27" W, A DISTANCE OF 681.06 FEET, TO A POINT;
6. S 49°29'40" W, A DISTANCE OF 98.55 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 208.00 FEET, AND A CENTRAL ANGLE OF 57°40'37" (A RADIAL LINE THROUGH SAID POINT BEARS S 85°19'54" E);
7. ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 206.36 FEET;
8. S 05°37'54" W, A DISTANCE OF 42.83 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 135.00 FEET, AND A CENTRAL ANGLE OF 30°51'24" (A RADIAL LINE THROUGH SAID POINT BEARS N 57°34'07" E);

SAID POINT BEING IN AN EASTERLY LINE OF PLAT ONE HANSEN-JDM, AS RECORDED IN PLAT BOOK 64, PAGES 67 - 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE SAID EASTERLY LINE OF PLAT ONE HANSEN-JDM, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 72.70 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 73°14'48" (A RADIAL LINE THROUGH SAID POINT BEARS S 12°05'06" E);
2. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 230.11 FEET;
3. N 04°40'08" E, A DISTANCE OF 87.07 FEET, TO A POINT;
4. N 31°38'06" W, A DISTANCE OF 101.28 FEET, TO A POINT AT A NORTHERLY CORNER OF THE SAID BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AT A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 20°00'00" (A RADIAL LINE THROUGH SAID POINT BEARS N 64°52'39" E);

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES:

1. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 523.60 FEET;
2. N 45°07'21" W, A DISTANCE OF 385.00 FEET, TO A POINT;
3. N 88°05'41" W, A DISTANCE OF 80.00 FEET, TO A POINT;
4. N 16°04'31" W, A DISTANCE OF 70.00 FEET, TO A POINT;
5. N 21°04'22" E, A DISTANCE OF 55.46 FEET, TO A POINT;
6. N 29°52'15" E, A DISTANCE OF 60.09 FEET, TO A POINT;
7. N 36°53'50" E, A DISTANCE OF 58.03 FEET, TO A POINT;
8. N 49°36'12" E, A DISTANCE OF 55.29 FEET, TO A POINT;
9. N 70°04'50" E, A DISTANCE OF 55.00 FEET, TO A POINT;
10. N 77°34'50" E, A DISTANCE OF 95.00 FEET, TO A POINT;
11. S 81°02'05" E, A DISTANCE OF 176.31 FEET, TO A POINT;
12. S 71°12'12" E, A DISTANCE OF 398.81 FEET, TO A POINT;
13. S 88°21'42" E, A DISTANCE OF 200.00 FEET, TO A POINT;
14. N 51°18'13" E, A DISTANCE OF 203.36 FEET, TO A POINT;
15. S 88°21'42" E, A DISTANCE OF 474.09 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 312.72 FEET AND A CENTRAL ANGLE OF 40°47'36";
16. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 223.36 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 36°52'57";
17. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 64.37 FEET;
18. S 84°27'03" E, A DISTANCE OF 366.11 FEET, TO A POINT AT THE SOUTHWEST CORNER OF PLAT NO.1 PGA NATIONAL GOLF CLUB ESTATES, AS RECORDED IN PLAT BOOK 27, PAGES 206 - 207 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, CONTINUE ALONG SAID NORTH LINE OF THE BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AND THE SOUTHERLY LINE OF SAID PLAT NO.1 PGA NATIONAL GOLF CLUB ESTATES, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. S 73°27'55" E, A DISTANCE OF 101.88 FEET, TO A POINT;
2. S 68°57'50" E, A DISTANCE OF 530.98 FEET, TO A POINT;
3. S 83°29'38" E, A DISTANCE OF 57.87 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 13°22'09" (A RADIAL LINE THROUGH SAID POINT BEARS N 25°39'58" E);
4. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 350.00 FEET, TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 18°29'56";
5. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 129.15 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 31°59'50";

6. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 335.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 25°29'54";
7. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 178.01 FEET TO A POINT;
8. S 30°26'03" E, A DISTANCE OF 202.24 FEET, TO A POINT;
9. S 36°04'43" E, A DISTANCE OF 226.58 FEET, TO THE NORTHWEST CORNER OF VISION I, AS RECORDED IN PLAT BOOK 35, PAGES 60 - 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, CONTINUE ALONG THE SAID NORTHERLY LINE OF THE BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AND THE WESTERLY LINE OF SAID VISION I, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S 36°04'43" E, A DISTANCE OF 68.94 FEET;
2. S 63°57'53" E, A DISTANCE OF 454.84 FEET, TO A POINT;
3. S 23°57'13" E, A DISTANCE OF 209.65 FEET, TO A POINT;
4. S 43°26'49" E, A DISTANCE OF 183.85 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (A RADIAL LINE THROUGH SAID POINT BEARS N 01°33'11" E);
5. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 109.96 FEET TO A POINT;
6. S 01°33'11" W, A DISTANCE OF 165.00 FEET, TO A POINT;
7. S 03°45'52" E, A DISTANCE OF 215.93 FEET, TO A POINT;
8. S 89°27'00" E, A DISTANCE OF 30.00 FEET, TO A POINT AT THE NORTHWEST CORNER OF PLAT NO.2 PGA NATIONAL GOLF CLUB ESTATES, AS RECORDED IN PLAT BOOK 28, PAGES 72 - 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE EASTERLY LINE OF SAID BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA AND THE NORTHERLY LINE OF SAID PLAT NO.2 PGA NATIONAL GOLF CLUB ESTATES, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S 01°33'00" W, A DISTANCE OF 100.00 FEET, TO A POINT;
2. N 88°27'00" W, A DISTANCE OF 30.00 FEET, TO A POINT;
3. N 56°09'13" W, A DISTANCE OF 118.32 FEET, TO A POINT;
4. N 88°04'02" W, A DISTANCE OF 134.98 FEET, TO A POINT;
5. S 72°14'51" W, A DISTANCE OF 169.44 FEET, TO A POINT;
6. S 44°55'38" W, A DISTANCE OF 125.27 FEET, TO A POINT;

THENCE N 85°02'21" W, A DISTANCE OF 627.73 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 14°11'11";

THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 371.40 FEET;

THENCE S 80°46'28" W, A DISTANCE OF 153.21 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 36°11'21";

THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 126.32 FEET;

THENCE N 63°02'11" W, A DISTANCE OF 62.21 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°01'29";

THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 69.90 FEET;

THENCE N 83°03'40" W, A DISTANCE OF 91.04 FEET, TO A POINT IN THE EAST LINE OF SAID PHASE 6 ROADWAY AT BALLENISLES;

THENCE N 06°56'20" E, ALONG SAID EAST LINE A DISTANCE OF 70.00 FEET, TO A POINT IN THE SOUTH LINE OF SAID BALLENISLES POD 10;

THENCE ALONG THE SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID BALLENISLES POD 10, THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES:

1. S 83°03'40" E, A DISTANCE OF 156.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 103°44'34";
2. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 72.43 TO A POINT;
3. S 06°38'14" W, A DISTANCE OF 103.85 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 20°48'06";
4. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 290.44 FEET, TO A POINT;
5. S 13°59'51" E, A DISTANCE OF 276.03 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 10°26'49";
6. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.70 FEET, TO A POINT;
7. N 03°33'02" E, A DISTANCE OF 169.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 27°06'37";
8. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 94.63 FEET, TO A POINT;
9. N 30°39'39" E, A DISTANCE OF 193.97 FEET, TO A POINT;
10. N 68°49'03" W, A DISTANCE OF 153.73 FEET, TO A POINT;
11. N 57°24'06" W, A DISTANCE OF 382.47 FEET, TO A POINT;
12. N 48°37'41" W, A DISTANCE OF 446.71 FEET, TO A POINT;
13. S 41°22'19" W, A DISTANCE OF 366.00 FEET, TO A POINT;
14. S 48°37'41" E, A DISTANCE OF 84.49 FEET, TO A POINT;
15. S 27°51'31" E, A DISTANCE OF 796.91 FEET, TO A POINT;
16. S 07°43'28" W, A DISTANCE OF 413.34 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3000.00 FEET AND A CENTRAL ANGLE OF 03°57'33";
17. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 207.30 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 86°49'35";
18. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 60.62 FEET, TO A POINT;
19. S 83°03'40" E, A DISTANCE OF 148.54 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 00°20'43";
20. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 2.50 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 41.27 FEET AND A CENTRAL ANGLE OF 17°41'12";
21. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 12.74 FEET, TO A POINT;
22. S 21°10'29" E, A DISTANCE OF 19.18 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 82.00 FEET AND A CENTRAL ANGLE OF 28°06'49";
23. ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.24 FEET, TO THE POINT OF BEGINNING.

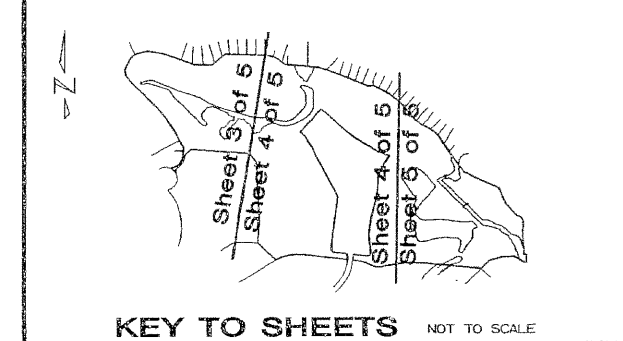
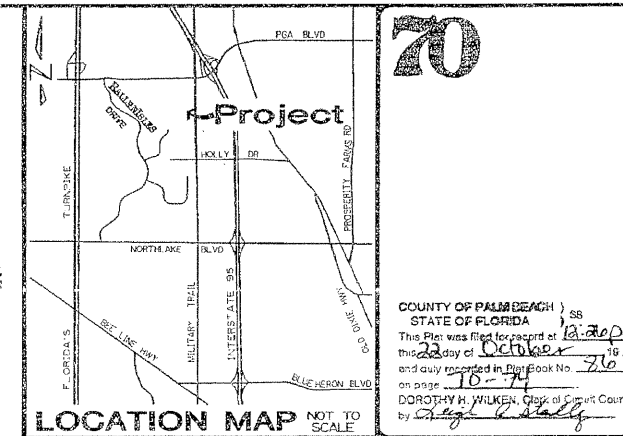
CONTAINING 5,861,905.120 SQUARE FEET, OR 134.571 ACRES MORE OR LESS

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 THE LANDS SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BALLENISLES EAST GOLF COURSE 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 AS FOLLOWS:

1. TRACTS W-1, W-2, W-3, AND W-5 AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
2. WATER MANAGEMENT ACCESS EASEMENTS OVER ALL OF TRACTS GC-1, GC-1RP AND GC-2 AS SHOWN HEREON, AND DESIGNATED HEREON 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 LAND LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF SAID TRACTS GC-1, GC-1RP AND GC-2 THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT.
3. WATER MANAGEMENT EASEMENTS AS SHOWN AND DESIGNATED 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 BALLENISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSOR AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE 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.
4. NONEXCLUSIVE GOLF COURSE ACCESS EASEMENTS AS SHOWN AND DESIGNATED HEREON AS "GCAE" ARE HEREBY DEDICATED IN PERPETUITY TO THE FEE OWNER OR OWNERS OF TRACTS GC-1 AND GC-2, THEIR AGENTS, INVITEES AND GUESTS AND TO GOVERNMENTAL ENTITIES HAVING JURISDICTION THEREOF, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS/EGRESS AND BRIDGE/PATHWAY CONSTRUCTION, MAINTENANCE AND USAGE; PROVIDED THAT THE EXERCISE AND USAGE OF SUCH EASEMENTS SHALL BE SUBJECT TO THE PRIOR ISSUANCE OF A NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PERMIT OR OTHER WRITTEN AUTHORIZATION, WHICH ONCE ISSUED SHALL BE PERPETUAL AND NOT REQUIRE THE RELOCATION OR REMOVAL OF ANY SUCH AUTHORIZED STRUCTURE. THE PERPETUAL MAINTENANCE OF SUCH AUTHORIZED STRUCTURES SHALL BE THE RESPONSIBILITY OF THE OWNER/PERMITTEE THEIR SUCCESSORS AND ASSIGNS, WITH NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAVING THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN SAME. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE FEE OWNERS OF TRACTS GC-1 AND GC-2, INCLUDING THEIR SUCCESSORS AND ASSIGNS MAY TERMINATE, RELEASE OR RELOCATE SUCH GOLF COURSE ACCESS EASEMENTS AS TO ANY GCAE SHOWN HEREON BY RECORDING IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO SUCH GCAE, A RELEASE, RELOCATION OR TERMINATION AGREEMENT EXECUTED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE FEE OWNERS OF TRACTS GC-1 AND GC-2, OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
5. TRACT W-4 AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF PALM BEACH GARDENS FOR WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES, SAID TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CITY AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT; SUBJECT TO RESERVATION OF A NONEXCLUSIVE GOLF COURSE ACCESS EASEMENT OVER AND UPON TRACT W-4 WHICH IS HEREBY DEDICATED IN PERPETUITY TO THE FEE OWNER OR OWNERS OF TRACTS GC-1 AND GC-2, THEIR AGENTS, INVITEES AND GUESTS AND TO GOVERNMENTAL ENTITIES HAVING JURISDICTION THEREOF, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS/EGRESS AND BRIDGE/PATHWAY REPLACEMENT, MAINTENANCE AND USAGE; FURTHER PROVIDED THAT THE EXERCISE AND USAGE OF SUCH EASEMENT FOR THE PURPOSE OF REPLACING IN TOTAL ANY BRIDGE THEREON SHALL BE SUBJECT TO THE PRIOR ISSUANCE OF A PERMIT OR OTHER WRITTEN AUTHORIZATION BY THE CITY OF PALM BEACH GARDENS. CITY OF PALM BEACH GARDENS AND THE FEE OWNERS OF TRACTS GC-1 AND GC-2, INCLUDING THEIR SUCCESSORS AND ASSIGNS MAY TERMINATE, RELEASE OR RELOCATE SUCH EASEMENT SHOWN HEREON, BY RECORDING IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO SUCH EASEMENT, A RELEASE, RELOCATION OR TERMINATION AGREEMENT EXECUTED BY CITY OF PALM BEACH GARDENS AND THE FEE OWNERS OF TRACTS GC-1 AND GC-2, OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
6. EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN AND DESIGNATED HEREON AS "PBEDE" ARE HEREBY DEDICATED SOLELY TO THE CITY OF PALM BEACH GARDENS AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CITY, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
7. AN INGRESS/EGRESS EASEMENT AS SHOWN HEREON AND DESIGNATED I.E.E. IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ACCESS TO AND FROM TRACT W-4. SAID LANDS ENCLUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.
8. NON-EXCLUSIVE WATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN HEREON AND DESIGNATED AS WME, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ACCESS TO AND FROM TRACT W-4 AND FOR FACILITATING THE MANAGEMENT AND REPAIR OF TRACT W-4, THE LANDS ENCLUMBERED BY SAID WATER MANAGEMENT MAINTENANCE EASEMENT 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 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 27th DAY OF SEPTEMBER, 1999.

MACARTHUR HOLDING A, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Joshua J. Mintz

TITLE: Vice President

ATTEST BY: Steven Cohen

(PRINT NAME) STEVEN COHEN

TITLE: SECRETARY

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9/27/99 (DATE) BY JOSHUA J. MINTZ, Vice President AND STEVEN 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

Virginia L. Deighan (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)
Virginia L. Deighan (NAME OF ACKNOWLEDGER: TYPED, PRINTED OR STAMPED)
Notary (TITLE OR RANK)
CC 722 102 (COMMISSION NUMBER) (NOTARY SEAL)

- ### NOTES:
1. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
 2. 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.
 3. 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 IMPROVEMENT.
 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
 5. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
 6. BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE WEST LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 01°31'22" EAST.

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 OFFICE OF KESHAVARZ & ASSOCIATES, INC., 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (561) 689-8600 / FAX 689-7476 LB 4897

Virginia L. Deighan
Notary
Commission No. CC 722102
Expires APR. 8, 2002