

BALLENISLES SOUTHWEST AREA
A PARCEL OF LAND LYING IN THE EAST ONE HALF OF SECTIONS 10 and 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
and THE SOUTHWEST ONE QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 4 APRIL 2002

DEDICATION
STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS THAT MacARTHUR HOLDING A, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AS OWNER OF A PORTION OF THE LAND SHOWN HEREON, AND BALLENISLES COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS THE OWNER OF THE REMAINDER OF THE LAND SHOWN HEREON...

- 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES...
2. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED SOLELY TO BALLENISLES COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION...
3. THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES...
4. THE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED SOLELY TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES...
5. THE WATER LINE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES...
6. THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER FACILITIES...
7. WATER MANAGEMENT ACCESS EASEMENTS OVER ALL OF TRACTS GC-1, GC-2, AND GC-3 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MAINTENANCE FACILITIES, LANDS AND EASEMENTS...
8. TRACT W-1 AS SHOWN HEREON IS HEREBY RESERVED BY MacARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR CONSTRUCTION, WATER MANAGEMENT AND OTHER AUTHORIZED PURPOSES...
9. TRACTS "A" AND "B" ARE HEREBY RESERVED FOR THE OWNERS OF THE LAND FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS...

IN WITNESS WHEREOF, MacARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND BALLENISLES COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT, AND ATTESTED TO BY THEIR SECRETARY AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 10th DAY OF May 2002.

MacARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Roy H. Davidson, President
ATTEST BY: Bill Vander May, Secretary

BALLENISLES COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Roy H. Davidson, President
ATTEST BY: Bill Vander May, Secretary

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 16, 2002 BY Joshua J. Mintz AND David S. Cherooff AS PRESIDENT AND SECRETARY RESPECTIVELY 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.

Notary Public, State of Florida
Nancy A. Rinder
Commission Expires 03/26/03

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 10, 2002 BY ROY H. DAVIDSON AND BILL VANDER MAY AS PRESIDENT AND SECRETARY RESPECTIVELY OF BALLENISLES COUNTRY CLUB, 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.

Notary Public, State of Florida
Notary - Florida
Commission Number: DD065098

ACCEPTANCE, JOINDER AND CONSENT OF DEXTER DEVELOPMENT COMPANY

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

DEXTER DEVELOPMENT COMPANY, A FLORIDA CORPORATION, AS TENANT IN THE MEMORANDUM OF LEASE WITH OPTION TO PURCHASE RECORDED IN OFFICIAL RECORDS BOOK 11553, PAGE 1092, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 10th DAY OF May 2002.

DEXTER DEVELOPMENT COMPANY
A FLORIDA CORPORATION
BY: Roy H. Davidson, President

ATTEST BY: John W. Gary III, Secretary

ACCEPTANCE, JOINDER AND CONSENT OF BALLENISLES COUNTRY CLUB, INC.

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

BALLENISLES COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS TENANT IN THE MEMORANDUM OF SUBLEASE WITH OPTION TO PURCHASE RECORDED IN OFFICIAL RECORDS BOOK 11553, PAGE 1101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 10th DAY OF May 2002.

BALLENISLES COUNTRY CLUB, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Roy H. Davidson, President

ATTEST BY: Bill Vander May, Secretary

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 10, 2002 BY ROY H. DAVIDSON AND JOHN W. GARY III 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.

Notary Public, State of Florida
Notary - Florida
Commission Number: DD065098

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 10, 2002 BY ROY H. DAVIDSON AND BILL VANDER MAY AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF BALLENISLES COUNTRY CLUB, 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.

Notary Public, State of Florida
Notary - FL
Commission Number: DD065098

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

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

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 A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 10th DAY OF May 2002.

BALLENISLES COMMUNITY ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Roy H. Davidson, President

ATTEST BY: Heather P. Meligona, Secretary

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 10, 2002 BY ROY H. DAVIDSON AND Bill Vander May AS PRESIDENT AND AS SECRETARY, RESPECTIVELY, OF BALLENISLES COMMUNITY ASSOCIATION, 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.

Notary Public, State of Florida
Notary - Florida
Commission Number: DD065098

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 RECORD TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THAT THE TITLE TO SAID PROPERTY AS OF THIS 10th DAY OF May 2002, IS VESTED IN MacARTHUR HOLDING A, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS TO A PORTION, AND BALLENISLES COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS TO THE REMAINDER, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

Notary Public, State of Florida
Alys N. Daniels
Attorney at Law
Florida Bar No. 354600

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT, ACCEPTANCE OF DEDICATION AND RELEASE:

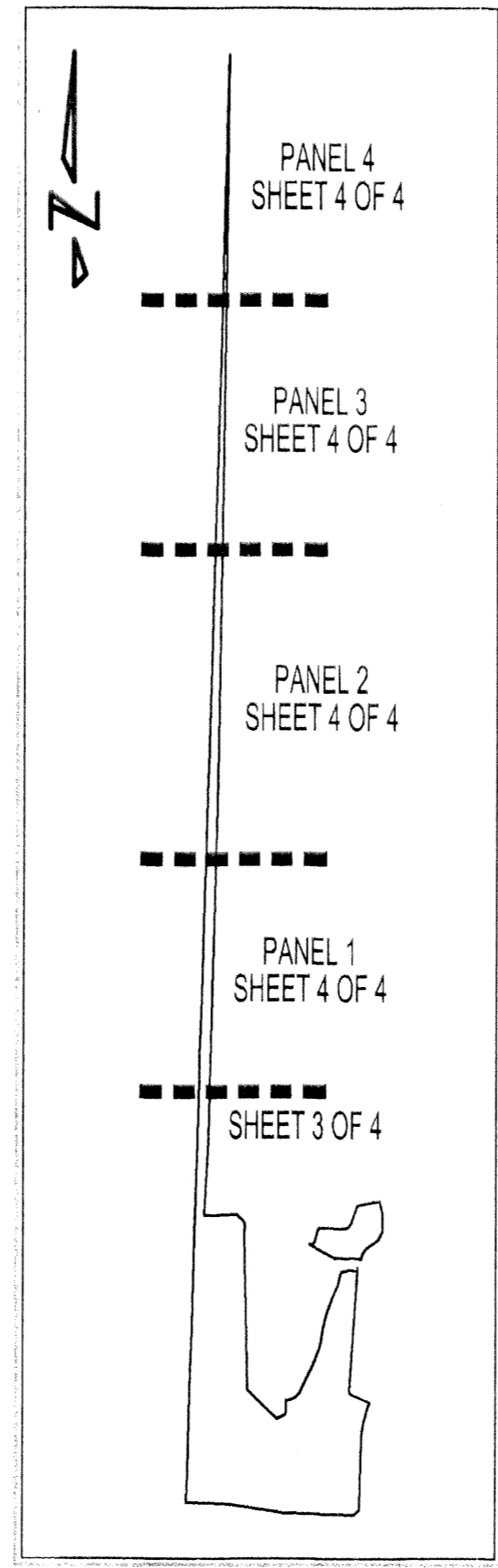
STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY CONSENTS TO THE RELEASE OF THE UNIT OF DEVELOPMENT No. 31 BLANKET WATER MANAGEMENT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6229, PAGE 1258, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO ONLY THAT REAL PROPERTY DESCRIBED IN AND SUBJECT TO THIS PLAT, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES AND ACCEPTS A WATER MANAGEMENT EASEMENT OVER TRACT W-1 AND ACKNOWLEDGES THAT NPBCID HAS THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THIS EASEMENT; THAT NPBCID'S INGRESS-EGRESS EASEMENT, AS RECORDED IN O.R.B. 11547, PAGE 41, IS SHOWN HEREON; AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT MAINTENANCE EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS SHOWN HEREON, AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT MAINTENANCE EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 11th DAY OF JUNE 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: Sally Hamadeh, President

ATTEST BY: Peter L. Pimentel, Secretary



SHEET INDEX NOT TO SCALE

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF May 2002.

BY: Eric Jablin - Mayor, Attest: [Signature] City Clerk

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 10th DAY OF May 2002.

BY: Lennart E. Lindahl, P.E., City Engineer

REVIEWING SURVEYOR

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 MONUMENTS AT LOT CORNERS.

THIS 25th DAY OF June 2002
Manuel A. Gutierrez, Professional Surveyor & Mapper, Florida Certificate No. 4873

SURVEYOR'S CERTIFICATION

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SECTION 177.091(9) WILL BE SET; 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, FLORIDA.

THIS 26th DAY OF April 2002
Manuel A. Gutierrez, Professional Surveyor & Mapper, Florida Certificate No. 4102

SURVEYOR'S 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 ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
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 (RADIAL).
6. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF BALLENISLES PLAT THREE. SAID LINE BEARS NORTH 89°10'56" 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. CONSULTING ENGINEERS - SURVEYORS
Licensed Business No. 4897
1280 N. Congress Avenue, Suite 206
West Palm Beach, Florida 33409
Tel: (561) 689-8600 Fax: (561) 689-7476
THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. PROFESSIONAL SURVEYOR AND MAPPER NO. 4102