

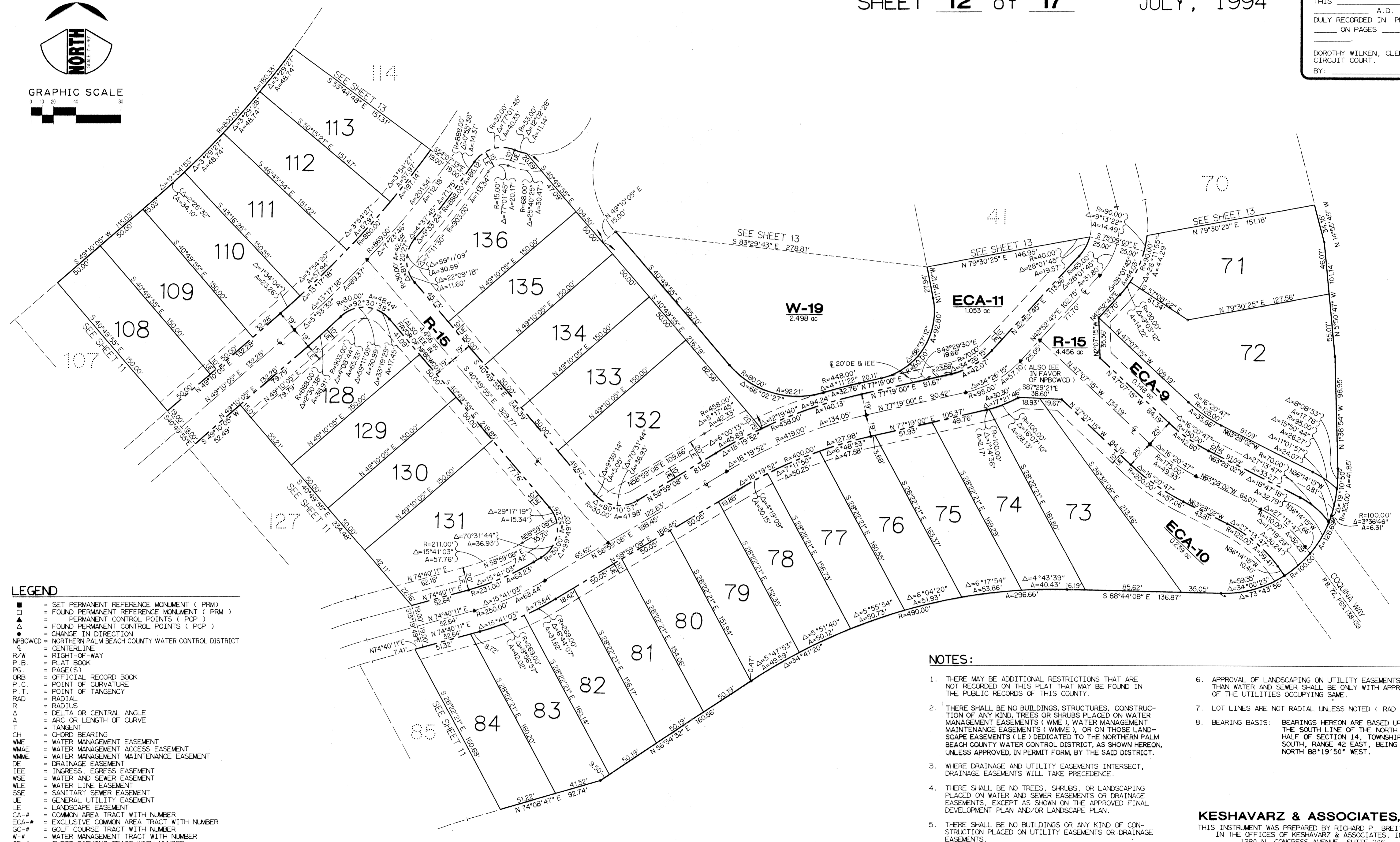
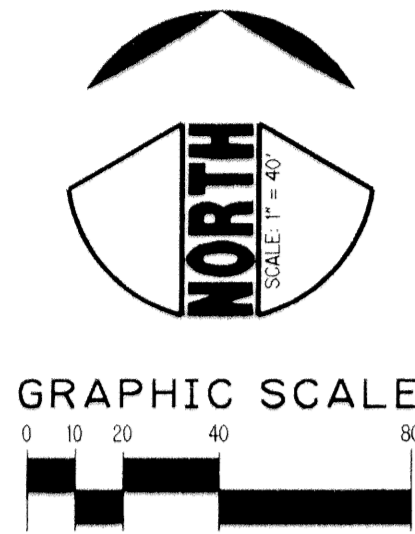
# PLAT THREE, **BALLEN ISLES**

BEING A REPLAT OF A PORTION OF PLAT TWO, HANSEN - JDM AS RECORDED IN PLAT BOOK 69, PAGES 195 - 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO BEING A PORTION OF SECTION 11 AND SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SHEET **12** of **17** JULY, 1994

# 38

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH } SS  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A. D. 1994 AND  
 DULY RECORDED IN PLAT BOOK  
 \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND  
 \_\_\_\_\_  
 DOROTHY WILKEN, CLERK  
 CIRCUIT COURT.  
 BY: \_\_\_\_\_ DC



- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT ( PRM )
  - = FOUND PERMANENT REFERENCE MONUMENT ( PRM )
  - ▲ = PERMANENT CONTROL POINTS ( PCP )
  - △ = FOUND PERMANENT CONTROL POINTS ( PCP )
  - ◆ = CHANGE IN DIRECTION
  - NPBCWCD = NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
  - CL = CENTER LINE
  - R/W = RIGHT-OF-WAY
  - P.B. = PLAT BOOK
  - PG. = PAGE(S)
  - ORB = OFFICIAL RECORD BOOK
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - RAD = RADIAL
  - R = RADIUS
  - Δ = DELTA OR CENTRAL ANGLE
  - A = ARC OR LENGTH OF CURVE
  - T = TANGENT
  - CH = CHORD BEARING
  - WME = WATER MANAGEMENT EASEMENT
  - WMAE = WATER MANAGEMENT ACCESS EASEMENT
  - WMME = WATER MANAGEMENT MAINTENANCE EASEMENT
  - DE = DRAINAGE EASEMENT
  - IEE = INGRESS, EGRESS EASEMENT
  - WSE = WATER AND SEWER EASEMENT
  - WLE = WATER LINE EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - UE = GENERAL UTILITY EASEMENT
  - LE = LANDSCAPE EASEMENT
  - CA-# = COMMON AREA TRACT WITH NUMBER
  - ECA-# = EXCLUSIVE COMMON AREA TRACT WITH NUMBER
  - GC-# = GOLF COURSE TRACT WITH NUMBER
  - W-# = WATER MANAGEMENT TRACT WITH NUMBER
  - GP-# = GUEST PARKING TRACT WITH NUMBER

- NOTES:**
- 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 WATER MANAGEMENT EASEMENTS ( WME ), WATER MANAGEMENT MAINTENANCE EASEMENTS ( WMME ), OR ON THOSE LANDSCAPE EASEMENTS ( LE ) DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID 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 ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
  - LOT LINES ARE NOT RADIAL UNLESS NOTED ( RAD ).
  - BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88°19'50" WEST.

**KESHAVARZ & ASSOCIATES, INC.**  
 THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 1280 N. CONGRESS AVENUE, SUITE 206 WEST PALM BEACH, FLORIDA 33409 (407) 689-8600 / FAX 689-7476

SUBDIVISION # Ballen Isles Plat 3  
 BOOK 73 PAGE 38  
 FLOOD ZONE -  
 ZONING -  
 QUAD # -  
 SE -  
 PUD NAME - Palm Beach Gardens TAZ 95