

BALLENISLES P-14 REPLAT

BEING A REPLAT OF TRACT P-14 OF PLAT THREE, BALLENISLES AS RECORDED IN PLAT BOOK 73 ON PAGES 27 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALSO BEING A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS. SHEET 2 of 4 JANUARY 1995

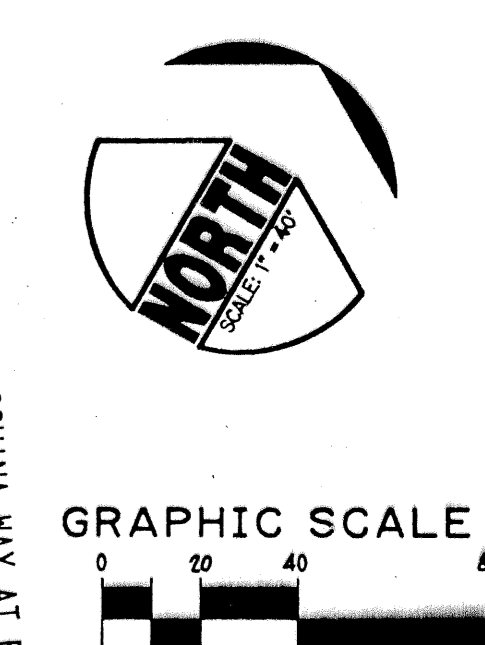
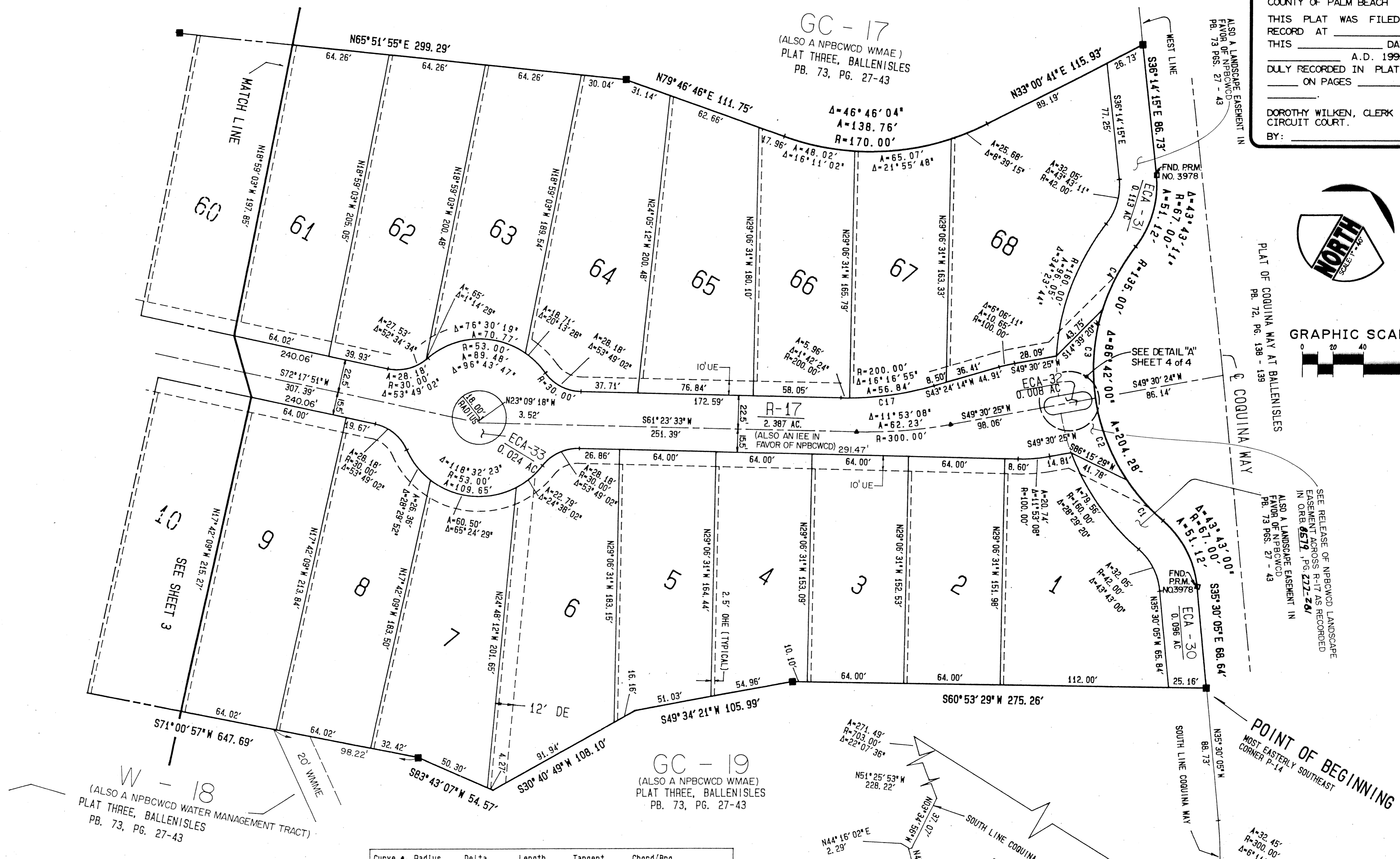
STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR
 RECORD AT _____ DAY OF
 _____ A. D. 1995 AND
 DULY RECORDED IN PLAT BOOK
 _____ ON PAGES _____ AND

 DOROTHY WILKEN, CLERK
 CIRCUIT COURT.
 BY: _____ DC

LEGEND

■	SET PERMANENT REFERENCE MONUMENT (PRM) 4392
▲	FOUND PERMANENT REFERENCE MONUMENT (PRM)
●	PERMANENT CONTROL POINTS (PCP)
→	CHANGE IN DIRECTION
NPBCWCD	NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
⊕	CENTERLINE
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
P.C.	PAGE (S)
P.T.	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
WMAE	WATER MANAGEMENT ACCESS EASEMENT
WMME	WATER MANAGEMENT MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
IEE	INGRESS, EGRESS EASEMENT
WLE	WATER LINE EASEMENT
UE	GENERAL UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
ECA-#	EXCLUSIVE COMMON AREA TRACT WITH NUMBER
GC-#	GOLF COURSE TRACT WITH NUMBER
W-#	WATER MANAGEMENT TRACT WITH NUMBER
OHE	OVERHANG EASEMENT
ORB	OFFICIAL RECORD BOOK
FND	FOUND

- 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 TRACTS ECA-30 OR ECA-31, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL 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 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.



Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	135.00'	15°24'33"	36.31'	18.26'	36.20' N71-30-47.5W
C2	135.00'	25°15'16"	59.50'	30.24'	59.02' N51-10-52.6W
C3	135.00'	25°40'19"	60.48'	30.78'	59.98' N25-43-05.2W
C4	135.00'	20°21'52"	47.98'	24.25'	47.73' N02-41-59.9W
C5	35.00'	49°15'01"	30.09'	16.04'	29.17' N84-21-32.3W
C6	35.00'	40°44'59"	24.89'	13.00'	24.37' N39-21-32.3W
C7	23.00'	180°00'00"	72.26'	0.00'	46.00' N30-15-58.0E
C8	23.00'	180°00'00"	72.26'	0.00'	46.00' N30-15-58.0E
C9	246.50'	18°45'31"	128.03'	65.49'	128.59' S53-04-24.5W
C10	246.50'	16°19'33"	70.24'	35.36'	70.00' S30-01-52.6W
C11	246.50'	17°58'05"	77.30'	38.97'	76.99' S12-53-03.7W
C12	269.00'	21°34'12"	101.27'	51.24'	100.67' N57-10-03.7E
C13	30.00'	7°53'09"	38.68'	22.56'	38.06' S09-19-27.7W
C14	30.00'	82°49'09"	43.38'	25.46'	38.68' N67-34-28.0W
C15	54.00'	33°34'09"	31.64'	16.29'	31.19' N42-56-57.7W
C16	269.00'	9°50'59"	46.24'	23.18'	46.19' S08-49-31.1W
C17	200.00'	17°59'19"	62.78'	31.66'	62.53' N52-23-53.7E
C18	802.00'	6°13'32"	43.51'	27.10'	43.51' S07-00-47.2W
C19	840.00'	6°13'32"	91.27'	45.66'	91.22' S07-00-47.2W
C20	231.00'	64°03'08"	258.24'	144.49'	245.00' N35-55-35.6E

Subdivision: BallenIsles P-14
 Book: 74
 Page: 54
 Flood Zone: F-1
 Quad: 54
 ZIP Code: 33409
 PUD Name: Palm Beach Gardens

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 THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON
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