

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 3 of 4 JANUARY 1995

55

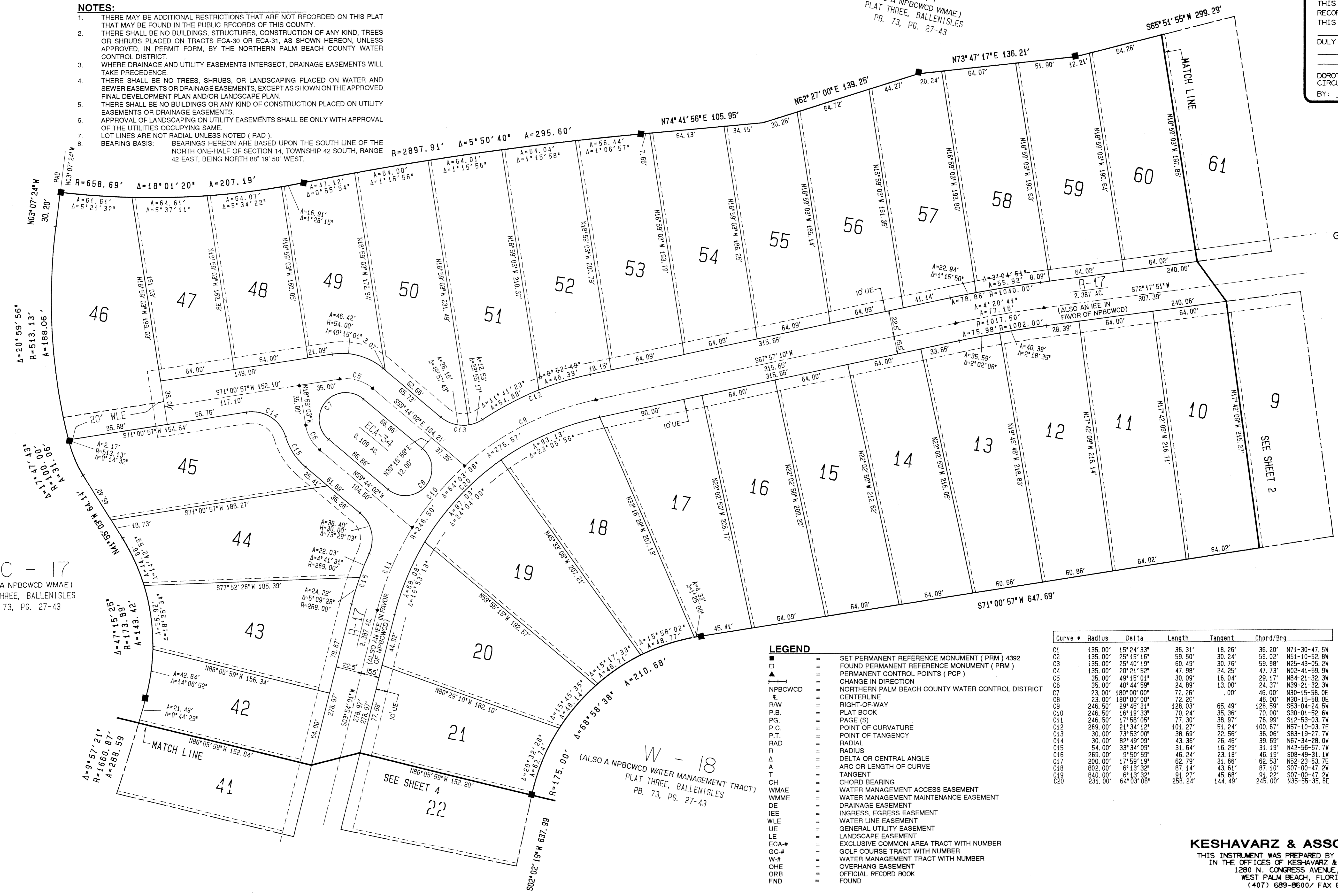
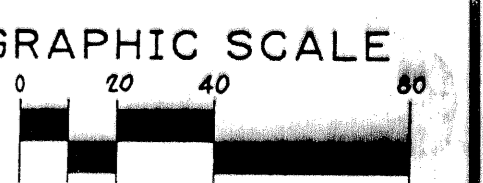
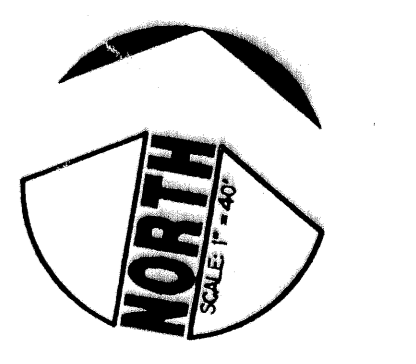
NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. 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.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
4. 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.
5. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
7. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
8. 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.

GC-17
(ALSO A NPBCWCD WMAE)
PLAT THREE, BALLENISLES
PB. 73, PG. 27-43

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

DOROTHY WILKEN, CLERK
CIRCUIT COURT.
BY: _____ DC



GC - 17
(ALSO A NPBCWCD WMAE)
PLAT THREE, BALLENISLES
PB. 73, PG. 27-43

SUBDIVISION - Ballen Isles P14
BOOK 74 PAGE 55
FLOOD ZONE - FLOOD MAP
QUAD # - ZONING
SE - ZIP CODE
PUD NAME - Palm Bch Gardens

LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) 4392
- ▲ FOUND PERMANENT REFERENCE MONUMENT (PRM)
- CHANGE IN DIRECTION
- NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
- CENTERLINE
- RIGHT-OF-WAY
- PLAT BOOK
- PAGE(S)
- POINT OF CURVATURE
- POINT OF TANGENCY
- RADIAL
- RADIUS
- DELTA OR CENTRAL ANGLE
- ARC OR LENGTH OF CURVE
- TANGENT
- CHORD BEARING
- WATER MANAGEMENT ACCESS EASEMENT
- WATER MANAGEMENT MAINTENANCE EASEMENT
- DRAINAGE EASEMENT
- INGRESS/EGRESS EASEMENT
- WATER LINE EASEMENT
- GENERAL UTILITY EASEMENT
- LANDSCAPE EASEMENT
- EXCLUSIVE COMMON AREA TRACT WITH NUMBER
- GOLF COURSE TRACT WITH NUMBER
- WATER MANAGEMENT TRACT WITH NUMBER
- OVERHANG EASEMENT
- OFFICIAL RECORD BOOK
- FOUND

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' N51-10-52.5W
C3	135.00'	25°40'19"	60.49'	30.76'	59.96' 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'	24.89' N39-21-32.3W
C7	23.00'	180°00'00"	72.26'	.00'	46.00' N30-15-58.0E
C8	23.00'	180°00'00"	72.26'	.00'	46.00' N30-15-58.0E
C9	246.50'	29°45'31"	128.03'	65.49'	128.03' S65-49-00.0W
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'	100.57' N57-10-03.7E
C13	30.00'	73°53'09"	38.69'	22.56'	36.06' S83-19-27.7W
C14	30.00'	82°49'09"	43.36'	26.46'	39.69' 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"	62.79'	31.66'	62.53' N62-23-53.7E
C18	802.00'	8°13'32"	87.14'	43.61'	87.10' S07-00-47.2W
C19	840.00'	6°13'32"	91.27'	45.68'	91.22' S07-00-47.2W
C20	231.00'	64°03'08"	258.24'	144.49'	245.00' N35-55-35.6E

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