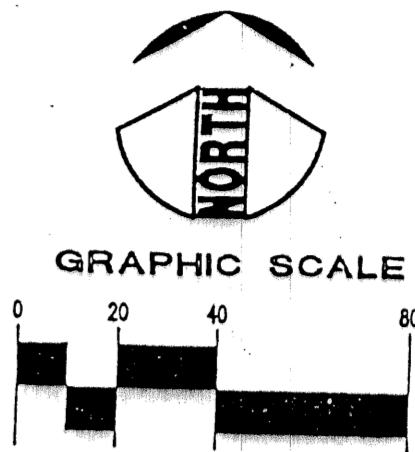


BALLENISLES POD 16B

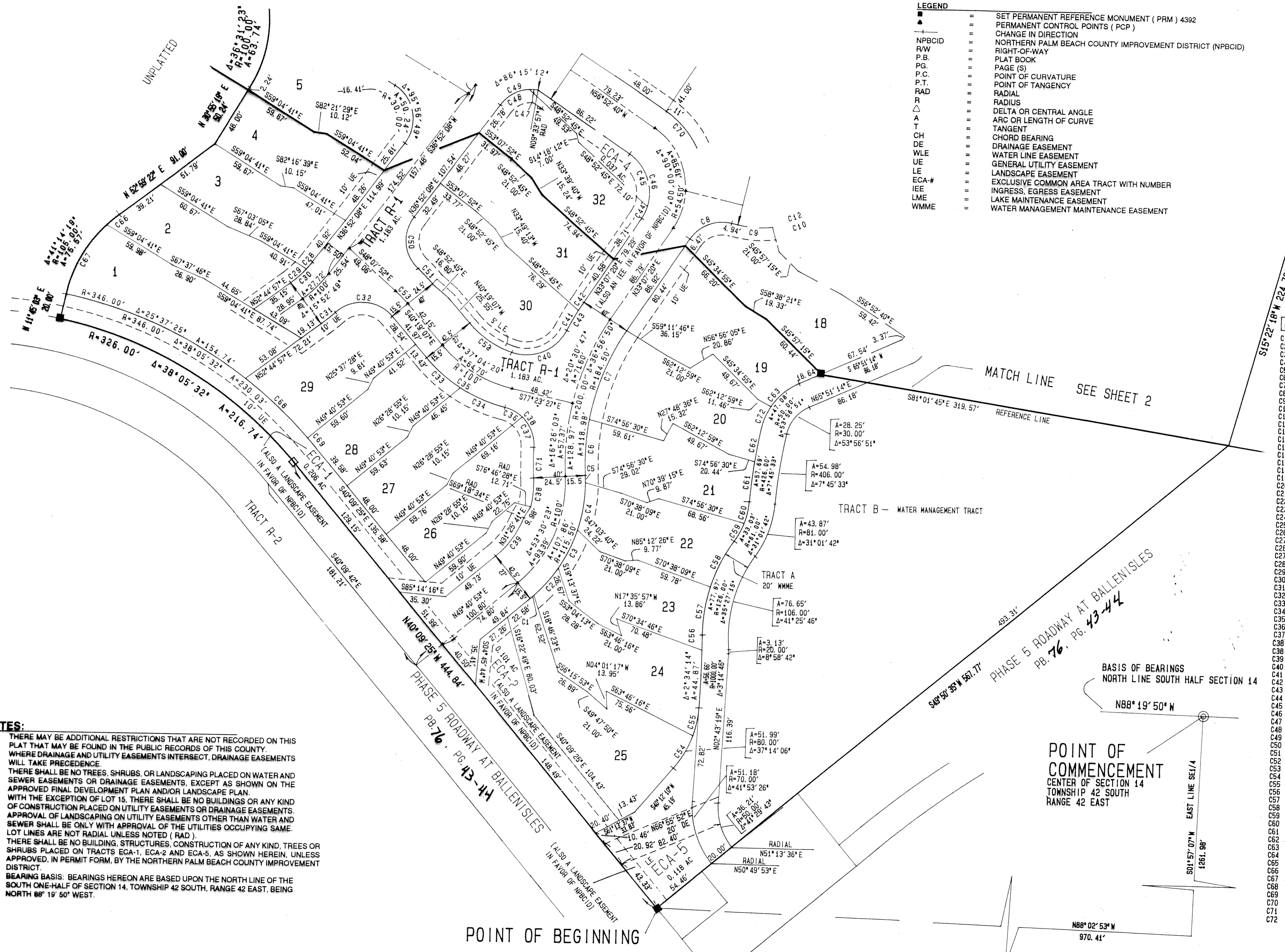
BEING A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS
SHEET 2 OF 3
NOVEMBER, 1995

69

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



- LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) 4392
 - ▲ PERMANENT CONTROL POINTS (PCP)
 - CHANGE IN DIRECTION
 - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID)
 - NPBCID
 - R/W RIGHT-OF-WAY
 - PG. PLAT BOOK
 - P.C. PAGE (S)
 - P.T. POINT OF CURVATURE
 - RAD. POINT OF TANGENCY
 - △ RADIAL
 - R RADIUS
 - Δ DELTA OR CENTRAL ANGLE
 - T ARC OR LENGTH OF CURVE
 - CH TANGENT
 - DE CHORD BEARING
 - WLE DRAINAGE EASEMENT
 - UE WATER LINE EASEMENT
 - LE GENERAL UTILITY EASEMENT
 - IEE LANDSCAPE EASEMENT
 - LME EXCLUSIVE COMMON AREA TRACT WITH NUMBER
 - WMME INGRESS, EGRESS EASEMENT
 - WMME LAKE MAINTENANCE EASEMENT
 - WMME WATER MANAGEMENT MAINTENANCE EASEMENT



| Curve # | Radius | Delta | Length | Tangent | Chord/Brg |
|---------|----------|-----------|--------|---------|---------------------|
| C1 | 115.50' | 1°52'52" | 3.79' | 1.90' | 3.79' N40-44-26.5E |
| C2 | 115.50' | 13°52'52" | 28.20' | 14.17' | 28.13' N40-48-17.2E |
| C3 | 115.50' | 16°27'33" | 33.18' | 16.70' | 33.07' N25-34-47.4E |
| C4 | 115.50' | 18°21'03" | 36.99' | 18.66' | 36.83' N08-10-29.5E |
| C5 | 115.50' | 2°49'28" | 5.69' | 2.85' | 5.69' N02-24-48.1W |
| C6 | 184.50' | 13°33'07" | 43.64' | 21.92' | 43.54' S02-57-03.5W |
| C7 | 184.50' | 23°23'43" | 75.34' | 38.20' | 74.81' N21-25-28.6E |
| C8 | 30.00' | 69°54'58" | 36.01' | 34.38' | N68-04-49.2W |
| C9 | 77.00' | 20°03'44" | 26.96' | 20.97' | 26.82' S86-59-33.8E |
| C10 | 77.00' | 30°52'52" | 41.50' | 21.27' | 41.00' N67-32-08.0E |
| C11 | 77.00' | 69°54'58" | 47.59' | 45.93' | 44.69' N68-04-49.2E |
| C12 | 77.00' | 18°58'22" | 25.50' | 12.87' | 25.38' N42-36-31.0E |
| C13 | 39.00' | 69°54'58" | 36.01' | 34.38' | 33.82' N68-04-49.2E |
| C14 | 39.00' | 44°06'53" | 30.03' | 15.80' | 29.29' N55-10-46.4E |
| C15 | 39.00' | 25°48'06" | 17.56' | 8.93' | 17.41' N89-51-44.4W |
| C16 | 30.00' | 24°56'20" | 13.05' | 6.63' | 12.96' S64-29-31.7E |
| C17 | 30.00' | 50°22'20" | 13.32' | 6.77' | 13.21' N39-18-21.9W |
| C18 | 70.00' | 13°57'09" | 17.05' | 8.57' | 25.53' N51-46-31.8W |
| C19 | 70.00' | 20°12'00" | 24.68' | 12.47' | 24.55' N80-55-49.2W |
| C20 | 70.00' | 32°46'28" | 40.04' | 20.59' | 39.50' S72-34-56.6W |
| C21 | 70.00' | 66°55'37" | 81.77' | 46.27' | 77.20' N89-39-31.4E |
| C22 | 70.00' | 13°29'39" | 7.07' | 3.55' | 7.05' S62-56-32.2W |
| C23 | 30.00' | 51°13'57" | 26.83' | 14.88' | 25.94' N84-41-39.7W |
| C24 | 30.00' | 64°43'36" | 33.89' | 19.01' | 32.12' S88-33-30.8W |
| C25 | 65.50' | 5°10'33" | 5.92' | 2.96' | 5.91' N61-39-57.4W |
| C26 | 65.50' | 31°20'50" | 35.84' | 18.38' | 35.39' N79-55-38.8W |
| C27 | 25.50' | 36°31'23" | 16.25' | 21.61' | 41.05' N77-20-22.5W |
| C28 | 84.50' | 5°00'14" | 7.38' | 3.69' | 7.38' N39-22-14.5E |
| C29 | 84.50' | 10°52'36" | 16.04' | 8.04' | 16.02' S47-18-39.2W |
| C30 | 84.50' | 15°27'49" | 23.42' | 11.79' | 23.35' S44-48-32.3W |
| C31 | 124.50' | 6°28'30" | 14.07' | 7.04' | 14.06' N49-30-42.2E |
| C32 | 30.00' | 93°24'25" | 48.91' | 31.84' | 43.67' N87-01-20.0W |
| C33 | 115.50' | 17°25'00" | 35.11' | 17.69' | 34.37' N49-01-37.3W |
| C34 | 115.50' | 18°52'31" | 38.05' | 19.20' | 37.88' S67-10-22.8E |
| C35 | 115.50' | 36°17'31" | 73.16' | 37.85' | 71.94' S58-27-52.9E |
| C36 | 30.00' | 29°29'44" | 15.44' | 7.90' | 15.27' N61-51-46.4W |
| C37 | 30.00' | 49°25'43" | 25.88' | 13.81' | 25.09' S22-24-03.1E |
| C38 | 30.00' | 78°55'27" | 41.32' | 24.70' | 38.13' S37-08-55.1E |
| C39 | 75.50' | 17°03'02" | 22.47' | 11.32' | 22.39' N04-42-00.9E |
| C40 | 75.50' | 28°59'26" | 36.94' | 18.87' | 36.54' N35-11-09.4E |
| C41 | 35.00' | 81°27'36" | 49.76' | 30.14' | 45.67' N67-11-57.3E |
| C42 | 224.50' | 2°01'06" | 4.76' | 9.08' | 18.15' N28-47-11.5E |
| C43 | 224.50' | 6°39'11" | 26.07' | 3.95' | 26.05' S29-47-44.6W |
| C44 | 35.00' | 18°32'45" | 10.11' | 5.09' | 10.07' N24-50-57.7E |
| C45 | 35.00' | 73°27'19" | 44.87' | 26.11' | 49.50' N11-52-38.9W |
| C46 | 35.00' | 90°00'00" | 35.00' | 3.99' | 37.64' S88-02-20.2E |
| C47 | 30.00' | 12°54'11" | 6.76' | 3.39' | 6.76' S27-45-38.5W |
| C48 | 30.00' | 49°47'38" | 26.07' | 13.92' | 25.26' S61-45-56.4W |
| C49 | 30.00' | 62°41'49" | 32.83' | 18.28' | 31.21' N68-13-02.2E |
| C50 | 30.00' | 84°40'22" | 44.33' | 27.33' | 40.41' N05-28-03.4N |
| C51 | 124.50' | 7°28'07" | 6.14' | 16.25' | 16.25' S44-03-40.9E |
| C52 | 30.00' | 31°48'07" | 40.45' | 20.76' | 39.94' N56-11-40.9W |
| C53 | 100.00' | 7°48'45" | 13.64' | 6.83' | 13.62' S29-36-30.3W |
| C54 | 80.00' | 21°11'19" | 29.58' | 14.96' | 29.42' S10-59-27.2W |
| C55 | 80.00' | 15°02'48" | 22.41' | 5.89' | 22.33' S00-03-32.9W |
| C56 | 1000.00' | 0°40'32" | 11.79' | 13.03' | 37.64' S88-02-20.2E |
| C57 | 126.00' | 17°10'51" | 37.78' | 19.33' | 40.02' S27-45-38.5W |
| C58 | 126.00' | 18°16'24" | 40.19' | 20.26' | 37.19' S12-14-47.3W |
| C59 | 61.00' | 14°49'48" | 15.79' | 7.94' | 15.74' S06-14-45.1W |
| C60 | 61.00' | 16°11'55" | 17.25' | 8.68' | 17.19' S10-07-31.7W |
| C61 | 426.00' | 4°11'59" | 31.21' | 13.25' | 45.38' N88-52-48.7E |
| C62 | 426.00' | 3°33'43" | 21.64' | 10.46' | 20.81' S00-22-14.3E |
| C63 | 50.00' | 53°56'51" | 47.08' | 25.45' | 42.57' S18-37-55.7W |
| C64 | 100.00' | 11°56'36" | 20.85' | 10.46' | 12.31' N49-37-40.8E |
| C65 | 100.00' | 24°34'46" | 42.90' | 21.78' | 62.30' S29-00-31.4E |
| C66 | 105.00' | 6°43'23" | 12.32' | 6.17' | 66.78' S47-05-17.1E |
| C67 | 105.00' | 34°30'56" | 12.32' | 6.17' | 8.42' N40-51-13.5W |
| C68 | 346.00' | 11°04'29" | 66.88' | 35.54' | 36.57' S41-44-01.0E |
| C69 | 346.00' | 1°23'38" | 8.42' | 4.21' | 24.04' N00-45-21.0W |
| C70 | 70.00' | 30°17'18" | 37.00' | 18.95' | 36.57' S41-44-01.0E |
| C71 | 224.50' | 6°08'18" | 24.05' | 12.04' | 24.04' N00-45-21.0W |
| C72 | 50.00' | 21°08'31" | 18.45' | 9.33' | 18.35' S22-28-38.5W |

- NOTES:**
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 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.
 - WITH THE EXCEPTION OF LOT 15, 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).
 - THERE SHALL BE NO BUILDING STRUCTURES CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-1, ECA-2 AND ECA-5, AS SHOWN HEREIN, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
 - BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88° 19' 50" WEST.

BOOK 76 PAGE 69
SUBDIVISION BALLENISLES Pod 16B
FLOOD MAP # _____
QUAD # _____
SE _____
ZIP CODE _____
PUD NAME, CITY OF PALM BEACH GARDENS

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