

BALLEN ISLES Pod 9

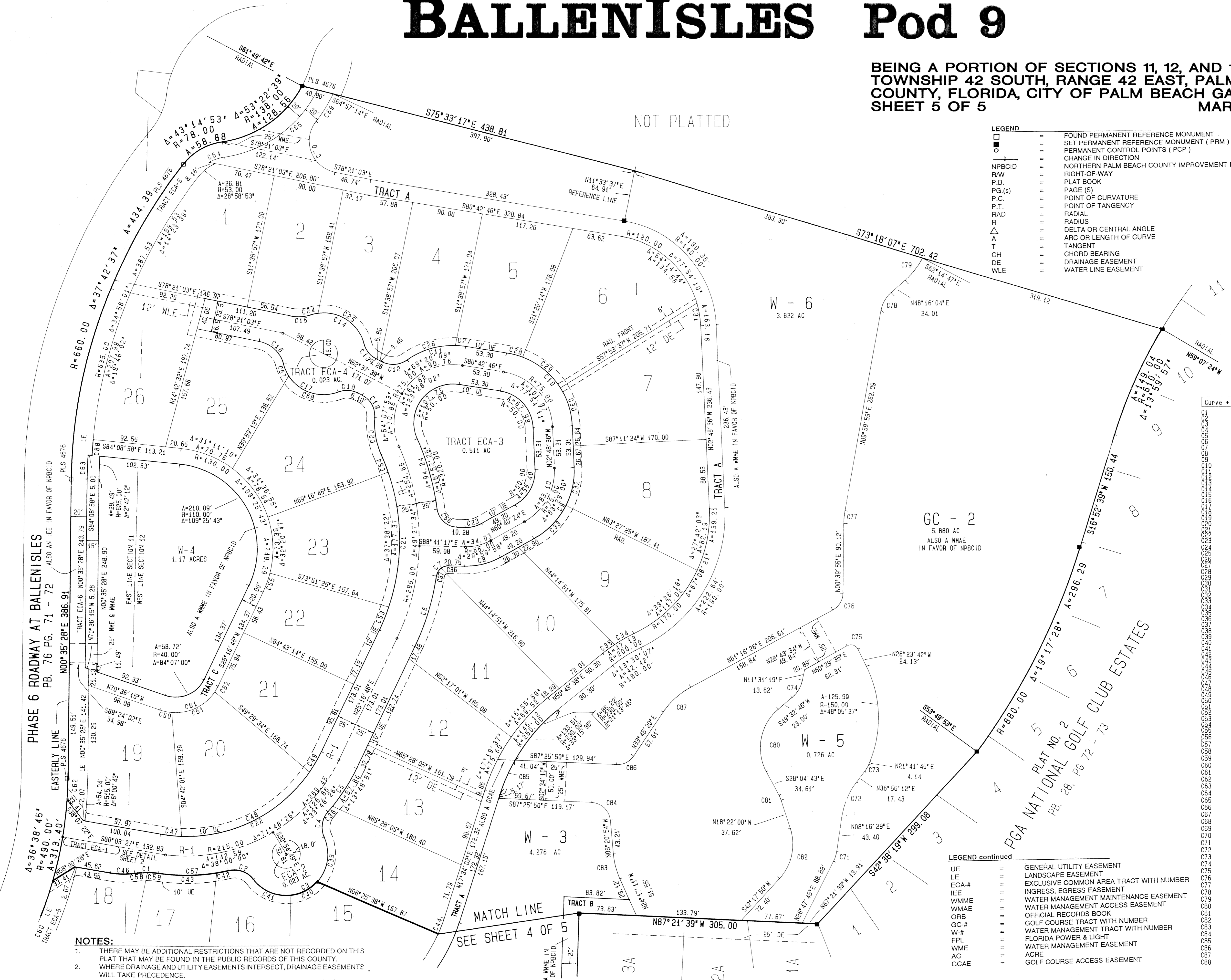
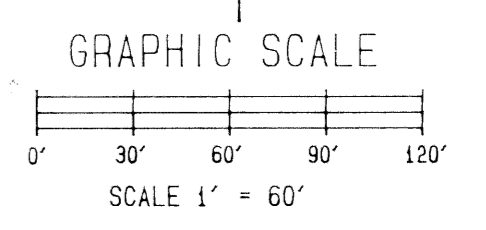
BEING A PORTION OF SECTIONS 11, 12, AND 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS SHEET 5 OF 5 MARCH, 1996

42

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR
 RECORD AT _____ DAY OF
 _____ A. D. 1996 AND
 DULY RECORDED IN PLAT BOOK
 _____ ON PAGES _____ AND
 _____ AND
 BY: DOROTHY WILKEN, CLERK
 CIRCUIT COURT. DC

LEGEND

- FOUND PERMANENT REFERENCE MONUMENT
- SET PERMANENT REFERENCE MONUMENT (PRM) 4392
- PERMANENT CONTROL POINTS (PCP)
- CHANGE IN DIRECTION
- NPBCID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID)
- R/W RIGHT-OF-WAY
- P.B. PLAT BOOK
- PG.(s) PAGE(S)
- 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
- DE DRAINAGE EASEMENT
- WLE WATER LINE EASEMENT



Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	100.00	18° 52' 52"	29.46	14.84	29.36
C2	30.00	65° 47' 28"	19.40	19.40	32.38
C3	30.00	65° 47' 28"	19.40	19.40	105.33
C4	30.00	65° 47' 28"	19.40	19.40	11.99
C5	320.00	17° 06' 35"	48.14	95.20	116.43
C6	15.00	65° 47' 28"	4.81	4.81	13.30
C7	90.00	30° 38' 19"	48.14	95.20	116.43
C8	100.00	63° 29' 00"	110.80	61.86	125.73
C9	100.00	76° 54' 11"	135.95	80.84	141.36
C10	100.00	46° 13' 58"	100.00	61.86	116.50
C11	30.00	63° 19' 06"	33.95	16.50	31.49
C12	30.00	63° 19' 06"	33.95	16.50	24.64
C13	53.00	94° 07' 28"	81.00	56.91	77.57
C14	50.00	39° 51' 10"	26.05	13.33	25.76
C15	40.00	64° 04' 10"	46.42	28.03	42.46
C16	30.00	63° 29' 00"	48.14	95.20	116.43
C17	30.00	63° 29' 00"	48.14	95.20	116.43
C18	30.00	63° 29' 00"	48.14	95.20	116.43
C19	270.00	39° 51' 10"	233.07	124.36	242.90
C20	100.00	63° 29' 00"	48.14	95.20	116.43
C21	100.00	63° 29' 00"	48.14	95.20	116.43
C22	100.00	63° 29' 00"	48.14	95.20	116.43
C23	100.00	63° 29' 00"	48.14	95.20	116.43
C24	100.00	63° 29' 00"	48.14	95.20	116.43
C25	100.00	63° 29' 00"	48.14	95.20	116.43
C26	100.00	63° 29' 00"	48.14	95.20	116.43
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C86	100.00	63° 29' 00"	48.14	95.20	116.43
C87	100.00	63° 29' 00"	48.14	95.20	116.43
C88	100.00	63° 29' 00"	48.14	95.20	116.43

LEGEND continued

- UE GENERAL UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- ECA-# EXCLUSIVE COMMON AREA TRACT WITH NUMBER
- IEE INGRESS, EGRESS EASEMENT
- WMME WATER MANAGEMENT MAINTENANCE EASEMENT
- WMAE WATER MANAGEMENT ACCESS EASEMENT
- ORB OFFICIAL RECORDS BOOK
- GC-# GOLF COURSE TRACT WITH NUMBER
- W-# WATER MANAGEMENT TRACT WITH NUMBER
- FPL FLORIDA POWER & LIGHT
- WME WATER MANAGEMENT EASEMENT
- AC ACRE
- GCAE GOLF COURSE ACCESS EASEMENT

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. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
3. 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.
4. THERE SHALL BE NO BUILDINGS OR IMPROVEMENTS OF ANY KIND PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
6. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
7. THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON TRACTS ECA-5 AND ECA-6, AS SHOWN HEREIN, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
8. BEARING BASIS: BEARINGS HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEING NORTH 88° 36' 29" WEST.

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

SUBDIVISION **BALLEN ISLES**
 BOOK **77** PAGE **42**
 FLOOD ZONE
 QUAD
 SE
 ZIP CODE
 PUD NAME **City of Palm Beach Gardens**