

BALLEN ISLES Pods 20a and 20b

168

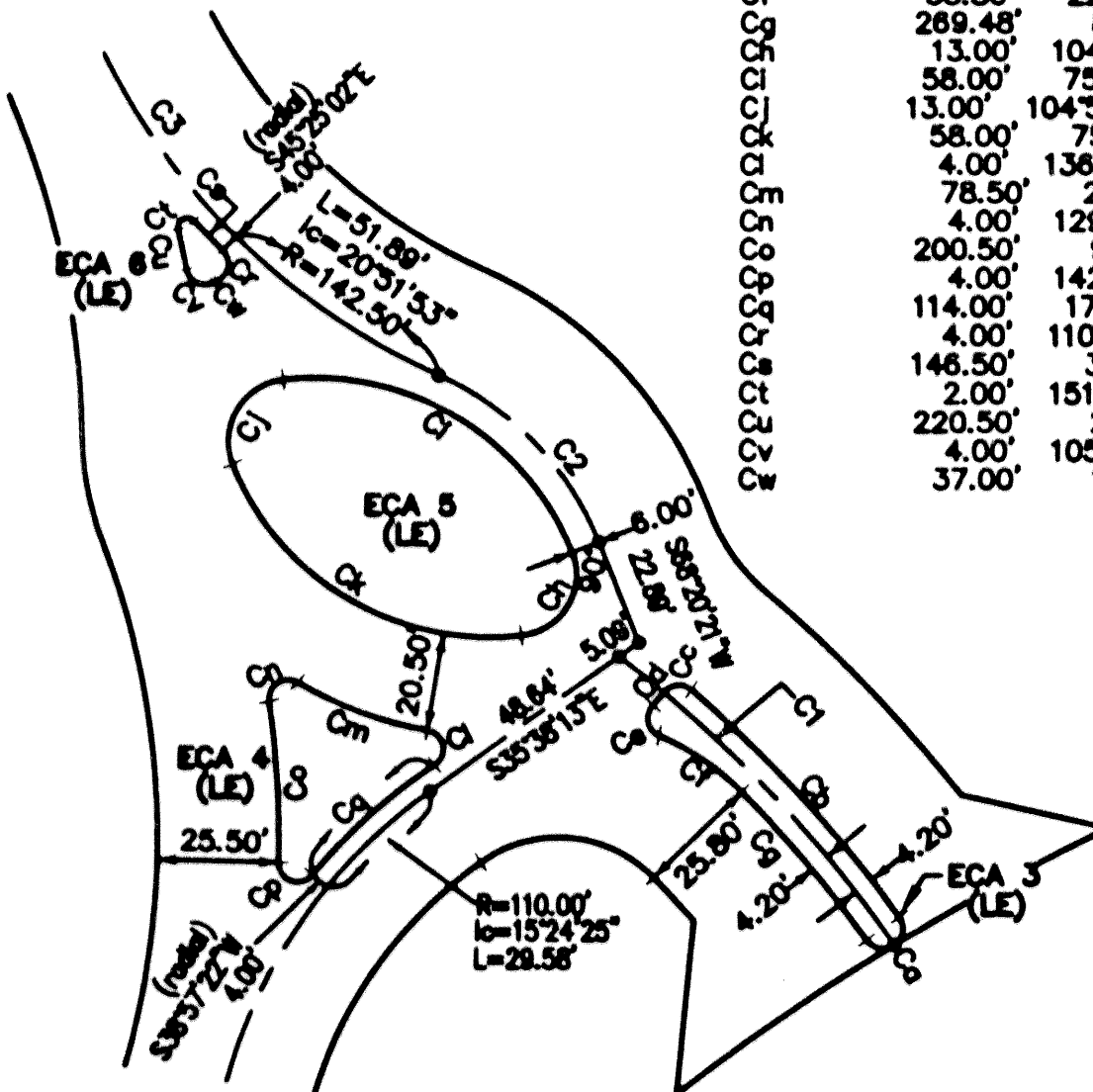
BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS
SHEET 4 OF 4

OCTOBER 1998

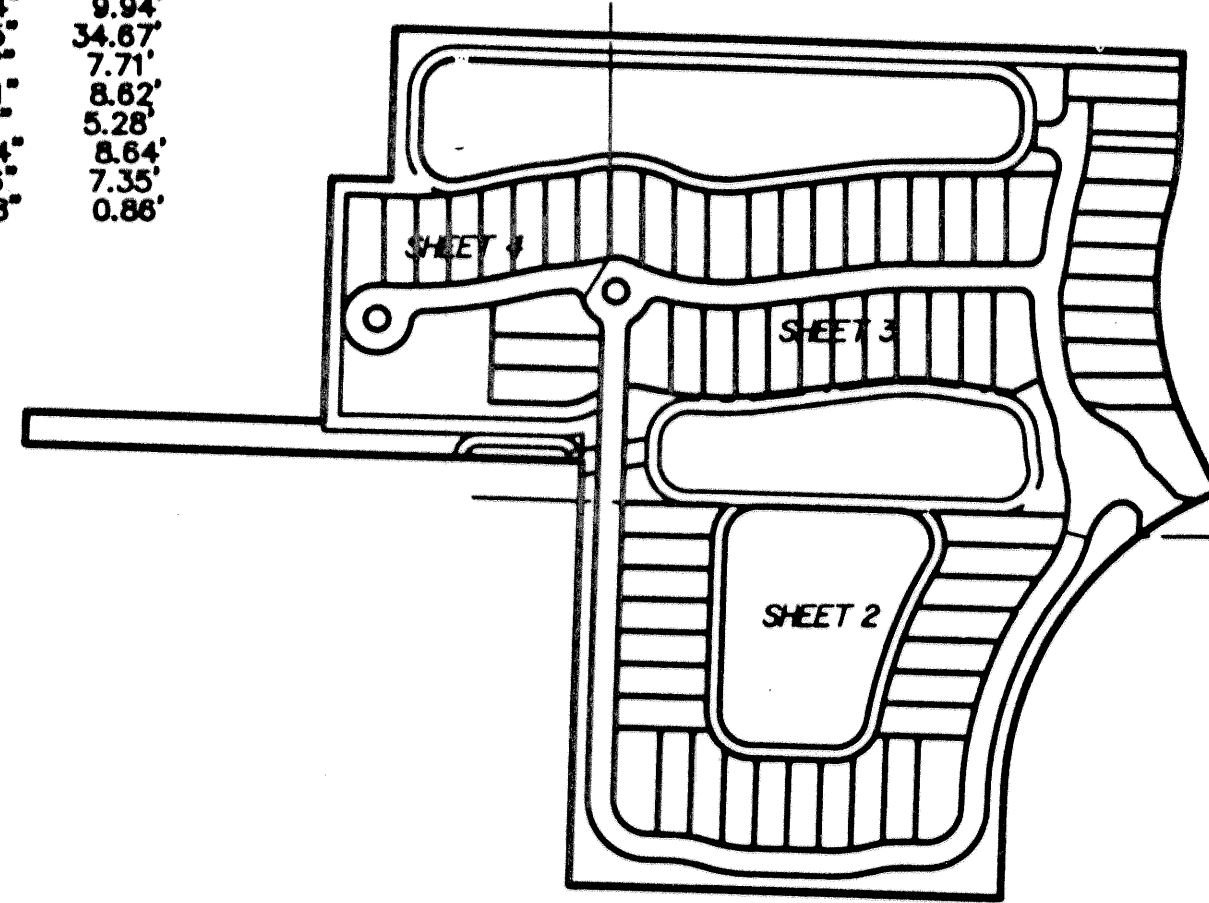
UNPLATTED

DETAIL A CURVE TABLE

Curve #	Radius	Central Angle	Length	Chord	Bearing
C1	273.68'	17°37'42"	84.20'	83.87'	S46-09-04W
C2	64.00'	44°37'15"	49.84'	48.59'	S46-01-43W
C3	142.50'	55°26'41"	137.90'	132.58'	S51-26-26W
C4	4.20'	180°00'00"	13.19'		
C5	277.88'	13°22'52"	64.90'		
C6	4.00'	92°31'55"	6.46'		
C7	40.00'	50°27'50"	3.52'		
C8	4.00'	110°16'16"	7.70'		
C9	53.80'	22°26'38"	21.07'		
C10	289.48'	8°41'35"	40.89'		
C11	13.00'	104°54'06"	23.80'		
C12	58.00'	75°05'54"	78.02'		
C13	13.00'	104°54'06"	23.80'		
C14	58.00'	75°05'54"	78.02'		
C15	4.00'	136°57'38"	9.56'		
C16	78.50'	21°15'09"	29.12'		
C17	4.00'	129°05'38"	9.01'		
C18	200.50'	9°41'53"	33.94'		
C19	4.00'	142°19'24"	9.94'		
C20	114.00'	17°25'35"	34.67'		
C21	4.00'	110°29'07"	7.71'		
C22	148.50'	3°22'21"	8.62'		
C23	2.00'	151°07'10"	5.28'		
C24	220.50'	2°14'44"	8.64'		
C25	4.00'	105°20'18"	7.35'		
C26	37.00'	1°19'28"	0.88'		



DETAIL A

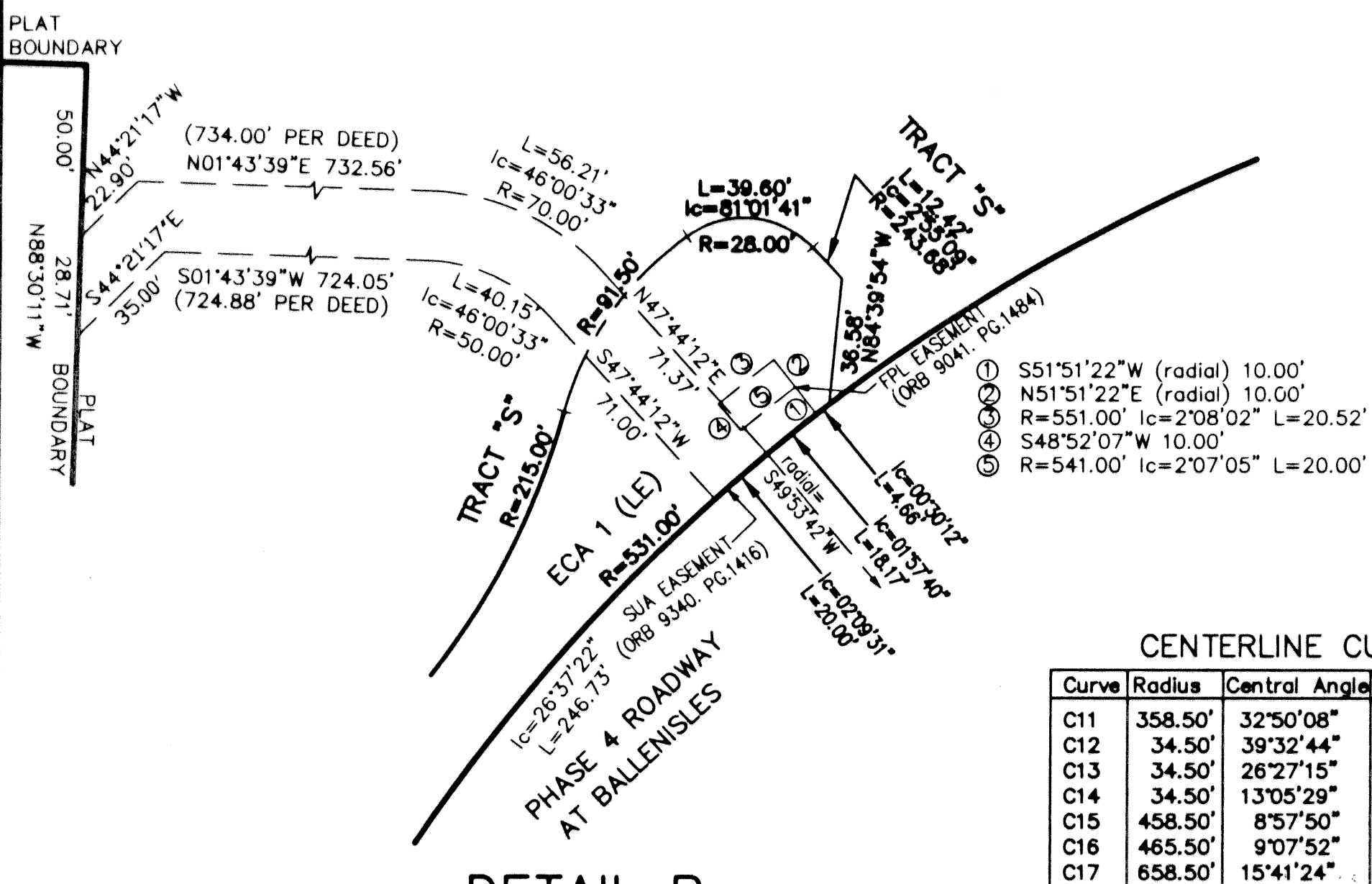


KEY MAP

- LEGEND:
- ⊠ - SET PERMANENT REFERENCE MONUMENT (PRM) "LB4897"
 - - PERMANENT CONTROL POINT (PCP) "LB4897" TO BE SET
 - NPBCID - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 - P.B. - PLAT BOOK
 - PG. or PGS. - PAGE
 - R - RADIUS
 - IC - CENTRAL ANGLE
 - L - ARC LENGTH
 - DE - DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - WMME - WATER MANAGEMENT MAINTENANCE EASEMENT
 - LE - LANDSCAPE EASEMENT
 - ECA - EXCLUSIVE COMMON AREA
 - IEE - INGRESS-EGRESS EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - FPL - FLORIDA POWER & LIGHT COMPANY
 - PCD - PLANNED COMMUNITY DISTRICT
 - SUA - SEACOAST UTILITY AUTHORITY
 - WLE - WATERLINE EASEMENT IN FAVOR OF SUA
 - SLE - SEWER LINE EASEMENT IN FAVOR OF SUA
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NPBCID
 - WME - WATER MANAGEMENT EASEMENT
 - WME - WATER MANAGEMENT DRAINAGE EASEMENT IN FAVOR OF NPBCID



SCALE: 1" = 40'

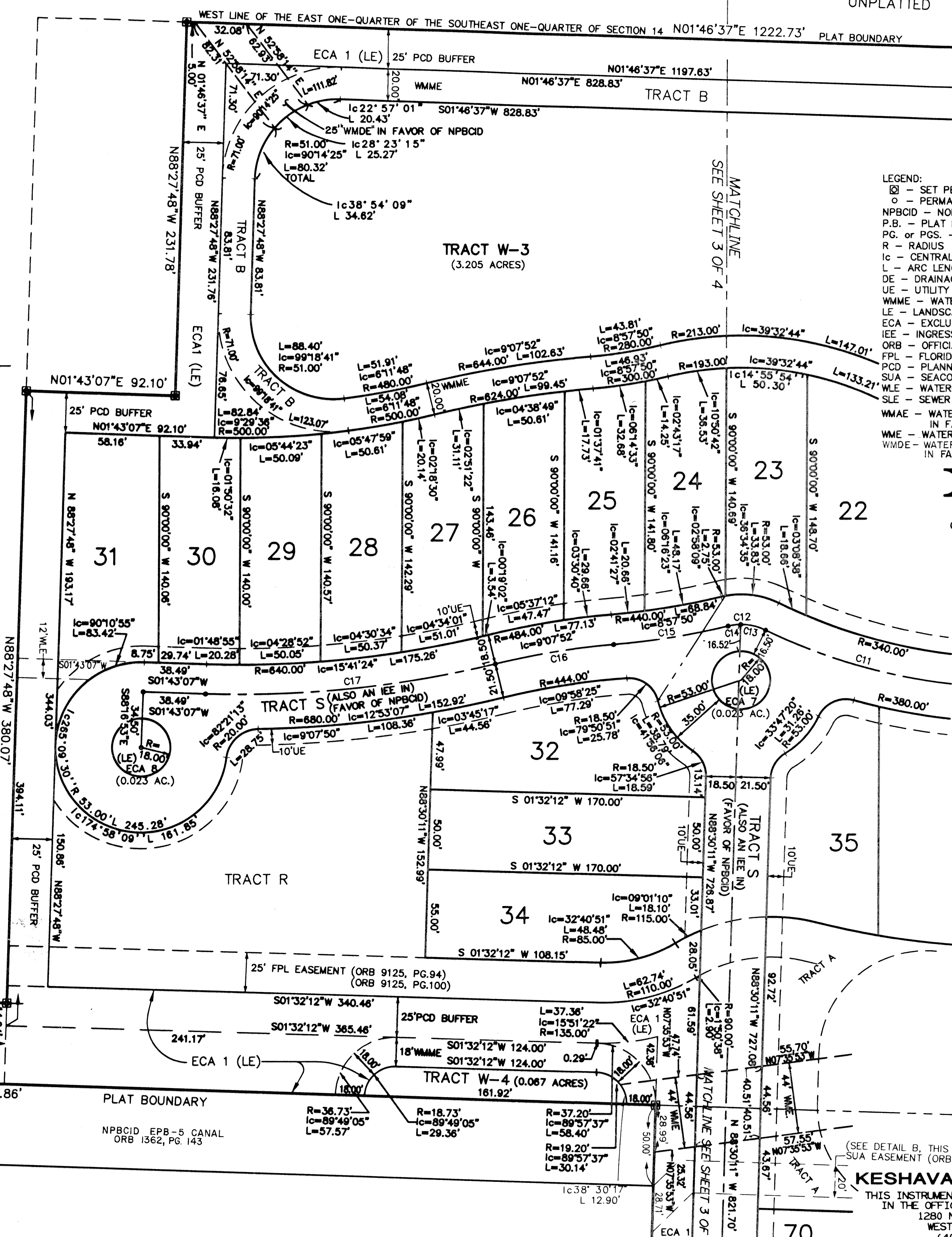


DETAIL B

CENTERLINE CURVE TABLE

Curve	Radius	Central Angle	Length	Chord	Bearing
C11	358.50'	32°50'08"	205.45'	202.65'	S09-19-25W
C12	34.50'	39°32'44"	23.81'	23.34'	S05-58-07W
C13	34.50'	26°27'15"	15.93'	15.79'	S12-30-51W
C14	34.50'	13°05'29"	7.88'	7.87'	S07-15-31E
C15	458.50'	8°57'50"	71.73'	71.66'	N09-19-20W
C16	465.50'	9°07'52"	74.19'	74.11'	S09-24-21E
C17	658.50'	15°41'24"	180.33'	179.76'	S06-07-35E

PINE CONE ESTATES
PLAT BOOK 35 PAGE 25



AREA TABLE:

TRACT A	1.550 ACRES
TRACT B	1.223 ACRES
TRACT C	0.080 ACRES
TRACT R	0.854 ACRES
TRACT S	3.857 ACRES
ECA 1	3.646 ACRES
ECA 2	3.308 ACRES
ECA 3	0.015 ACRES
ECA 4	0.020 ACRES
ECA 5	0.063 ACRES
ECA 6	0.002 ACRES
ECA 7	0.023 ACRES
ECA 8	0.023 ACRES
W-1	2.258 ACRES
W-2	1.799 ACRES
W-3	3.205 ACRES

(SEE DETAIL B, THIS SHEET)
SUA EASEMENT (ORB 9340, PG.1416)
KESHAVARZ & ASSOCIATES, INC.
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LICENSED BUSINESS No. 4897

SUBDIVISION 20A+20B
 BOOK 03
 FLOOD MAP #
 ZONING
 SE
 TAZ - 46
 PLAT NAME City of Palm Beach Gardens