

PLAT THREE, **BALLEN ISLES**

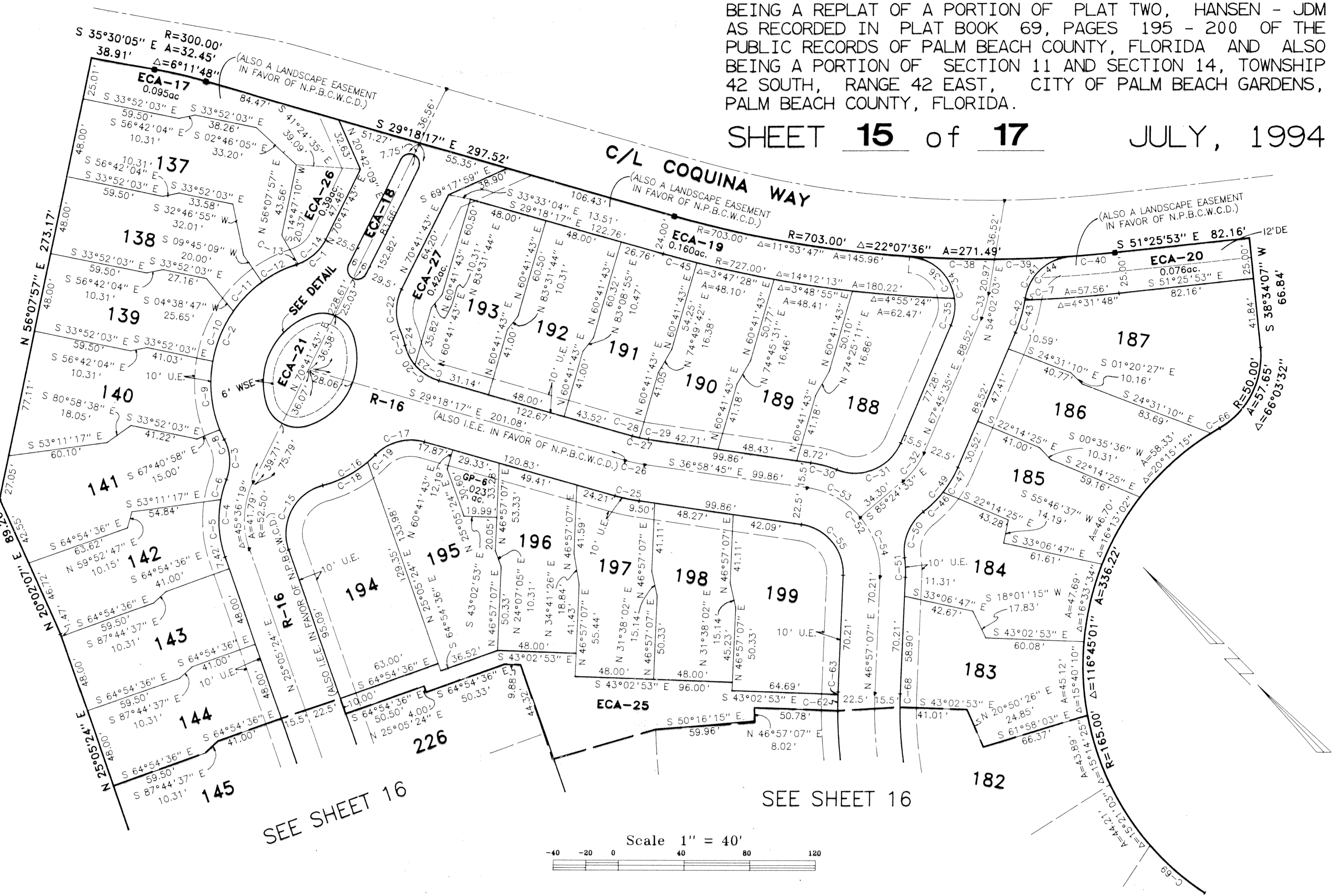
BEING A REPLAT OF A PORTION OF PLAT TWO, HANSEN - JDM AS RECORDED IN PLAT BOOK 69, PAGES 195 - 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO BEING A PORTION OF SECTION 11 AND SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SHEET 15 of 17 JULY, 1994

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
_____ A.D. 1994 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND

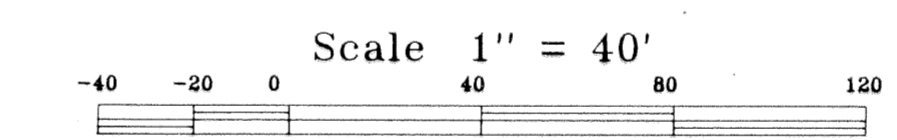
DOROTHY WILKEN, CLERK
CIRCUIT COURT.
BY: _____ DC

Table with columns: Name, Delta, Radius, Length, Bearing, Chord, Tangent. Lists 117 items (C-1 to C-117) with associated measurements.



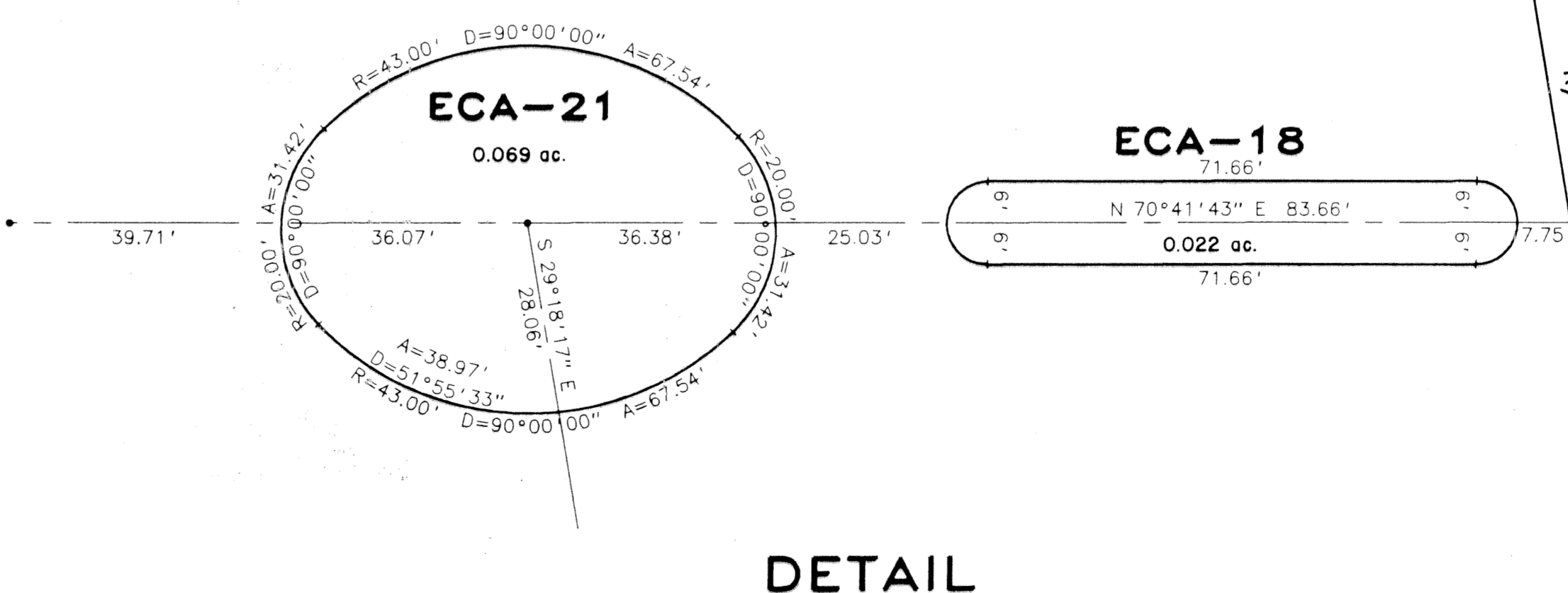
SEE SHEET 16

SEE SHEET 16



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 WATER MANAGEMENT EASEMENTS (WME), WATER MANAGEMENT MAINTENANCE EASEMENTS (WMAE), OR ON THOSE LANDSCAPE EASEMENTS (LE) DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID 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 OTHER THAN WATER AND SEWER 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.



DETAIL

SCALE: 1" = 20'

LEGEND

- PRM = SET PERMANENT REFERENCE MONUMENT (PRM)
PRM = FOUND PERMANENT REFERENCE MONUMENT (PRM)
PCP = PERMANENT CONTROL POINTS (PCP)
POP = FOUR PERMANENT CONTROL POINTS (POP)
CH = CHANGE IN DIRECTION
NPBCWD = NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
C = CENTERLINE
R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
PG. = PAGE(S)
ORB = OFFICIAL RECORD BOOK
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
RAD = RADIAL
R = RADIUS
A = DELTA OR CENTRAL ANGLE
L = ARC OR LENGTH OF CURVE
T = TANGENT
CH = CHORD BEARING
WME = WATER MANAGEMENT EASEMENT
WMAE = WATER MANAGEMENT ACCESS EASEMENT
WMAE = WATER MANAGEMENT MAINTENANCE EASEMENT
DE = DRAINAGE EASEMENT
IEE = INGRESS, EGRESS EASEMENT
WSE = WATER AND SEWER EASEMENT
WLE = WATER LINE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = GENERAL UTILITY EASEMENT
LE = LANDSCAPE EASEMENT
CA-# = COMMON AREA TRACT WITH NUMBER
ECA-# = EXCLUSIVE COMMON AREA TRACT WITH NUMBER
GC-# = GOLF COURSE TRACT WITH NUMBER
W-# = WATER MANAGEMENT TRACT WITH NUMBER
GP-# = GUEST PARKING TRACT WITH NUMBER

KESHAVARZ & ASSOCIATES, INC.

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH 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 Plat 3
Book: 73
Flood Zone: FLOOD MAP
Quadrant: ZORING
SE: ZIP CODE
PUD Name: Palm Beach Garden