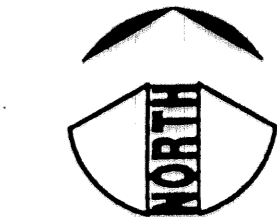


# BALLENISLES POD 16B

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

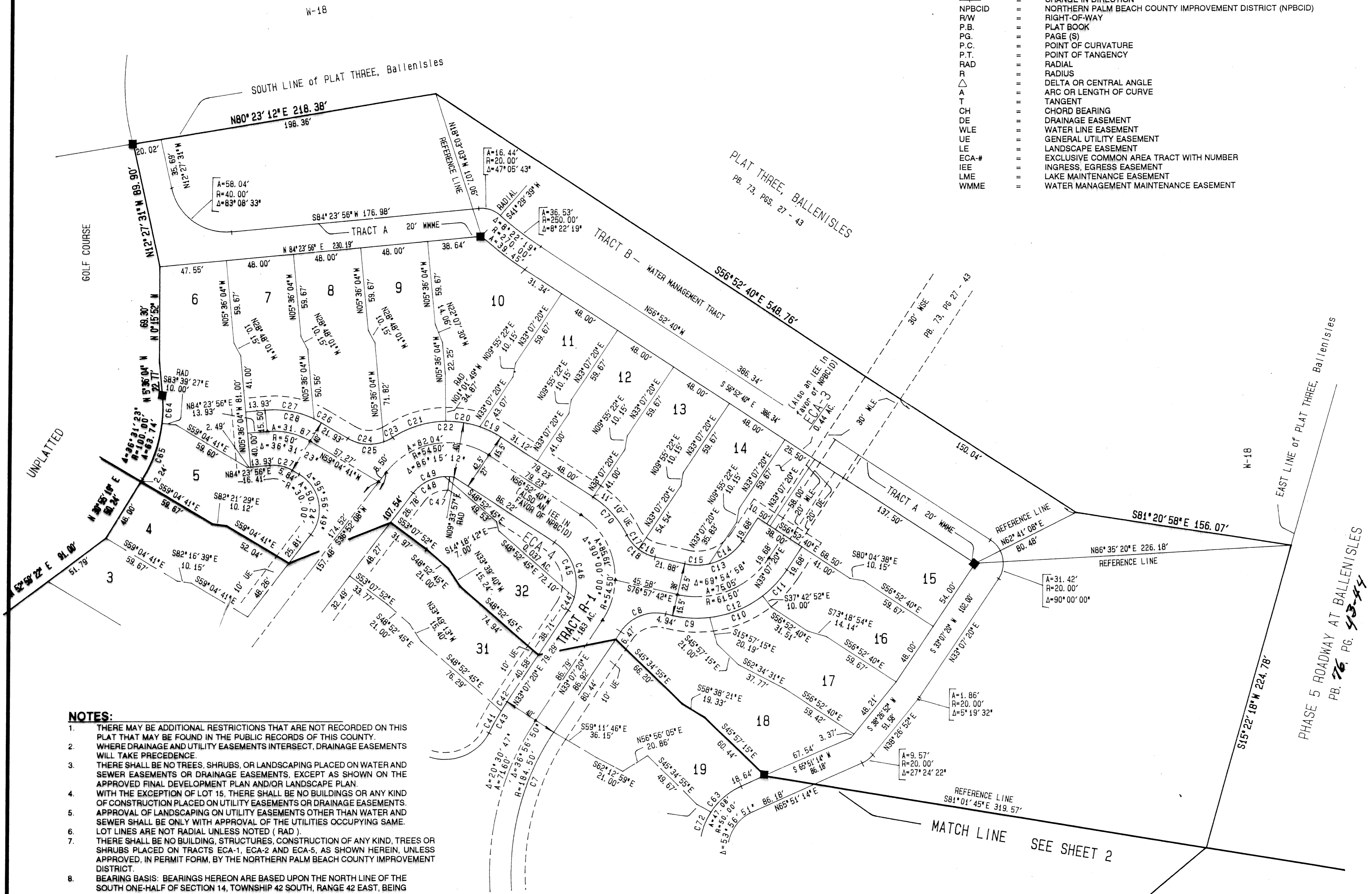
# 70

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }  
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.  
BY: \_\_\_\_\_ DC



GRAPHIC SCALE  
0 20 40 80

- LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) 4392
  - PERMANENT CONTROL POINTS (PCP)
  - CHANGE IN DIRECTION
  - NPBC/D NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBC/D)
  - R/W RIGHT-OF-WAY
  - P.B. PLAT BOOK
  - PG. PAGE (S)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - RAD. RADIAL
  - R. RADIUS
  - △ DELTA OR CENTRAL ANGLE
  - ∠ ARC OR LENGTH OF CURVE
  - T TANGENT
  - CH CHORD BEARING
  - DE DRAINAGE EASEMENT
  - WLE WATER LINE EASEMENT
  - UE GENERAL UTILITY EASEMENT
  - LE LANDSCAPE EASEMENT
  - ECA-# EXCLUSIVE COMMON AREA TRACT WITH NUMBER
  - IEE INGRESS, EGRESS EASEMENT
  - LME 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' N48-44-26.5E
C2	115.50'	1°59'26"	28.20'	14.17'	28.13' N40-48-17.2E
C3	115.50'	1°59'26"	33.18'	16.70'	33.07' N25-34-47.4E
C4	115.50'	1°59'26"	36.99'	18.66'	36.83' N08-10-29.5E
C5	115.50'	2°43'28"	5.58'	2.86'	5.58' N02-24-46.1E
C6	184.50'	1°53'07"	4.84'	2.49'	4.84' S02-57-53.9W
C7	184.50'	2°23'43"	75.34'	38.20'	74.81' N21-25-28.6E
C8	30.00'	69°54'58"	36.61'	20.97'	34.38' S68-04-49.2W
C9	77.00'	20°03'44"	26.96'	13.62'	26.82' S86-59-33.8E
C10	77.00'	30°52'52"	41.50'	21.27'	41.00' N37-50-08.0E
C11	77.00'	18°58'12"	26.50'	13.67'	25.38' N42-36-31.0E
C12	77.00'	69°54'58"	93.96'	53.83'	88.24' N68-04-49.2E
C13	39.00'	69°54'58"	47.59'	27.27'	44.69' N68-04-49.2E
C14	39.00'	44°08'53"	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"	13.06'	6.63'	12.96' S64-29-31.7E
C17	30.00'	25°26'00"	13.32'	6.77'	13.21' N39-18-21.9W
C18	30.00'	50°22'20"	26.37'	14.11'	25.53' N51-46-31.6W
C19	70.00'	13°57'09"	17.05'	8.57'	17.00' N63-51-14.6W
C20	70.00'	20°12'00"	24.68'	12.47'	24.55' N80-55-49.2W
C21	70.00'	32°46'28"	40.04'	20.59'	39.50' S72-34-56.6W
C22	70.00'	66°55'37"	81.77'	46.27'	77.20' N89-39-31.4E
C23	30.00'	1°29'39"	7.07'	3.55'	7.05' S62-56-32.2W
C24	30.00'	51°13'57"	26.83'	14.38'	25.94' N84-41-39.7W
C25	77.00'	32°12'32"	38.68'	20.04'	32.12' S88-33-30.8W
C26	65.50'	5°10'33"	9.92'	2.96'	5.91' N61-39-57.4W
C27	65.50'	31°20'50"	35.84'	18.38'	35.39' N79-55-38.6W
C28	65.50'	36°31'23"	41.75'	21.61'	41.05' N77-20-22.5W
C29	25.50'	36°31'23"	16.25'	8.41'	15.98' S77-20-22.5E
C30	84.50'	9°00'14"	7.38'	3.68'	7.38' N49-01-37.3W
C31	84.50'	10°52'36"	16.04'	8.04'	16.02' S47-18-39.2W
C32	84.50'	15°52'49"	23.42'	11.79'	23.35' S44-48-32.3W
C33	124.50'	6°28'30"	14.07'	7.04'	14.06' N49-30-42.2E
C34	30.00'	93°24'25"	48.91'	31.84'	43.67' N87-01-20.0W
C35	115.50'	17°25'00"	35.11'	17.69'	34.97' N49-01-37.3W
C36	115.50'	18°52'31"	38.05'	19.20'	37.88' S67-10-22.8E
C37	115.50'	36°17'31"	73.16'	37.85'	71.94' S58-27-52.9E
C38	30.00'	29°29'44"	15.44'	7.90'	15.27' N61-51-46.4W
C39	30.00'	49°26'43"	25.88'	13.81'	25.09' S22-24-03.1E
C40	30.00'	78°55'27"	41.32'	24.70'	38.13' S37-09-55.1E
C41	75.50'	17°03'02"	22.47'	11.32'	22.39' N04-42-00.9E
C42	73.00'	28°59'26"	36.94'	18.87'	36.54' N35-11-09.4E
C43	35.00'	81°27'36"	49.76'	30.14'	45.67' N67-11-57.3E
C44	224.50'	4°38'05"	18.16'	9.08'	18.15' N28-47-11.5E
C45	224.50'	2°01'08"	7.91'	3.95'	7.91' S32-06-47.0W
C46	254.50'	6°39'11"	26.07'	13.05'	25.05' S29-47-44.6W
C47	35.00'	16°32'45"	10.11'	5.09'	10.07' N24-50-57.7E
C48	35.00'	73°27'15"	44.87'	26.11'	41.86' N20-09-02.3W
C49	35.00'	90°00'00"	54.98'	35.00'	49.50' N11-52-39.9W
C50	30.00'	1°54'11"	6.76'	3.39'	6.74' S86-53-09.0E
C51	30.00'	48°47'36"	26.07'	13.92'	25.26' S81-46-56.4W
C52	30.00'	62°41'49"	32.83'	18.28'	31.21' N68-13-02.2E
C53	30.00'	84°40'22"	44.33'	27.33'	40.41' N05-28-03.4W
C54	124.50'	7°29'07"	16.27'	8.14'	16.25' S44-03-40.9E
C55	73.00'	31°45'07"	40.45'	20.76'	39.94' N56-11-40.9W
C56	100.00'	7°48'45"	13.64'	6.82'	13.44' S44-13-29.9E
C57	80.00'	21°11'19"	29.58'	14.96'	29.42' S29-36-30.3W
C58	80.00'	16°02'48"	22.41'	11.28'	22.33' S10-59-27.2W
C59	1000.00'	0°40'32"	11.79'	5.89'	11.79' S00-03-32.9W
C60	126.00'	17°10'51"	37.78'	19.03'	37.64' S08-18-42.5W
C61	126.00'	18°16'24"	40.19'	20.28'	40.02' N26-02-20.2E
C62	61.00'	14°49'48"	15.79'	7.94'	15.74' S27-45-38.5W
C63	61.00'	16°11'55"	17.25'	8.68'	17.19' S12-14-47.3W
C64	426.00'	4°11'50"	31.21'	15.61'	31.20' S06-14-45.1W
C65	426.00'	3°33'43"	26.48'	13.25'	26.48' S10-07-31.7W
C66	50.00'	53°56'51"	47.08'	25.45'	45.36' N38-52-48.7E
C67	100.00'	11°56'36"	20.85'	10.46'	20.81' S00-22-14.3W
C68	100.00'	24°34'46"	42.90'	21.78'	42.57' S18-37-55.7E
C69	105.00'	6°43'23"	12.32'	6.17'	12.31' N49-37-40.8E
C70	105.00'	34°30'56"	63.65'	32.62'	62.30' S29-00-31.4W
C71	346.00'	11°04'29"	66.68'	33.54'	66.78' S47-05-17.1E
C72	346.00'	1°23'38"	8.42'	4.21'	8.42' N40-51-13.5W
C73	70.00'	30°17'18"	37.00'	18.95'	36.57' S41-44-01.0E
C74	224.50'	6°08'18"	24.05'	12.04'	24.04' N00-45-21.0W
C75	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.

SUBDIVISION BALLEN ISLES POD 16B  
PAGE 70  
BOOK 76  
FLOOD ZONE  
QUAD  
SE  
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.  
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