

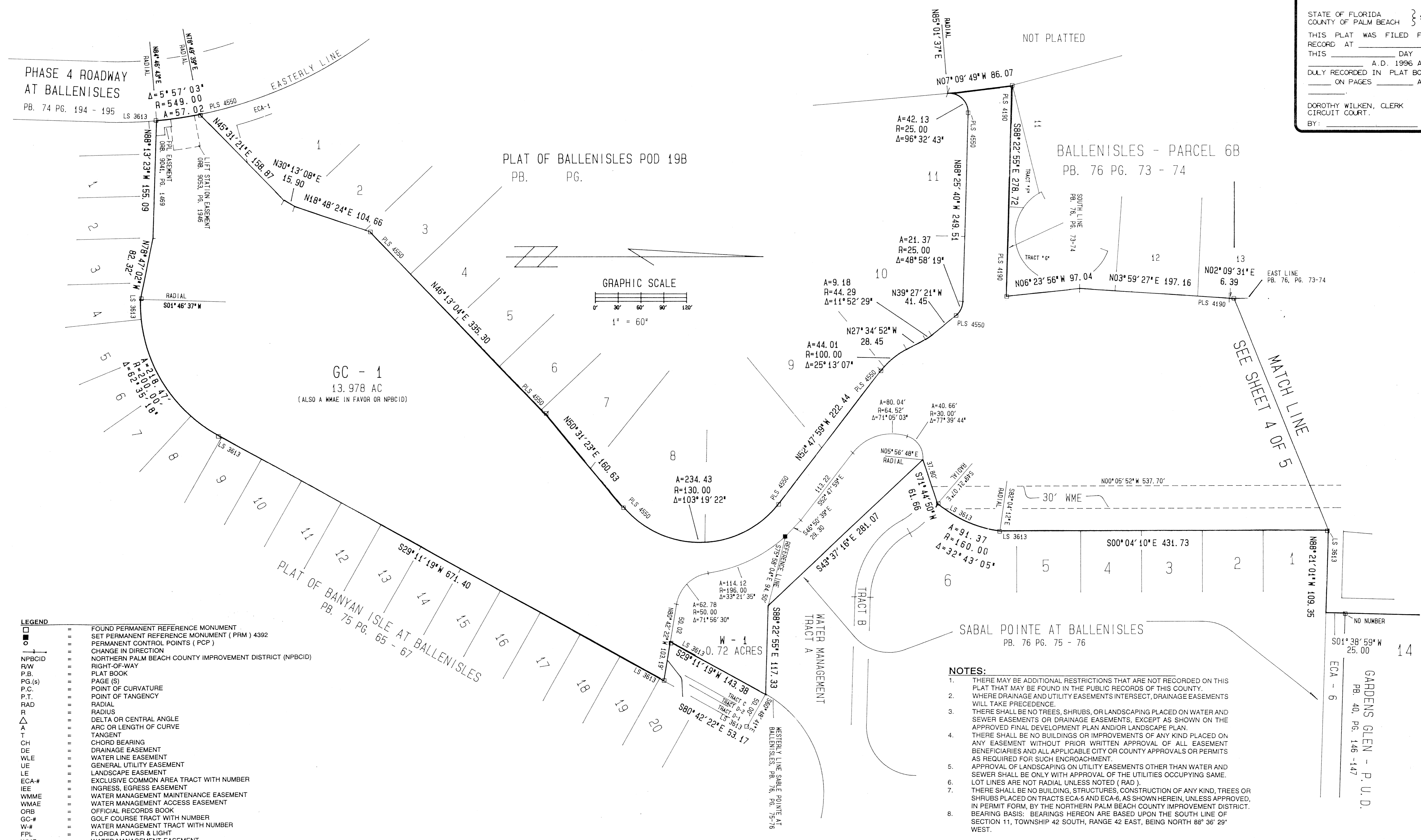
BALLENISLES Pod 9

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 3 OF 5 MARCH, 1996

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STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
_____ A.D. 1996 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND

DOROTHY WILKEN, CLERK
CIRCUIT COURT.
BY: _____ 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)
RW	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
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
GC-#	OFFICIAL RECORDS BOOK
ORB	GOLF COURSE TRACT WITH NUMBER
W-#	WATER MANAGEMENT TRACT WITH NUMBER
FPL	FLORIDA POWER & LIGHT
WME	WATER MANAGEMENT EASEMENT
AC	ACRE
GC&E	GOLF COURSE ACCESS EASEMENT

- 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.
 - 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.
 - 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-5 AND ECA-6, AS SHOWN HEREIN, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
 - 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.
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SUBDIVISION # BALLEN ISLES
 BOOK 77 PAGE 40
 FLOOD ZONE - FLOOD MAP # -
 QUAD # - ZONING -
 SE - ZIP CODE -
 PUD NAME - City of Palm Beach Gardens
 7/2 95